

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £235,000**

**170 Withycombe Village Road, Exmouth, EX8 3BA**



- Very Well Presented 2 Double Bedroom Terraced Cottage • Well Thought Out Accommodation
- Lounge/Dining Room • Modern Kitchen With Oven & Hob • Downstairs Bathroom/WC & First Floor En-suite Shower Room/WC • Gas Central Heating & Double Glazing • Rear Enclosed Garden
- Early Viewing Highly Recommended - NO ONWARD CHAIN



## Accommodation

### Ground Floor

Double glazed entrance door to:

### Hallway

Ceiling down lighters. Glazed inner door to:

### Lounge/Dining Room 18'7" (5.66m) Max x 13'4" (4.06m) Max

An open plan room. Double glazed window to the front. Fireplace with inset gas fire. Built-in cupboard under stairs. TV aerial point. 2 Radiators. Glazed inner doors leading to:

### Inner Hallway

Stairs to the first floor. Built-in storage/cloaks cupboard. Doors to:

### Kitchen 10'4" (3.15m) x 5'8" (1.73m)

Double glazed window to the rear. Range of modern units comprising stainless steel sink unit. Roll edge work top surfaces. Base cupboard and drawer units. Eye level units. Integrated double oven. Inset ceramic hob. Cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Double glazed door to the rear garden.

### Bathroom/WC

Double glazed window to the rear. Modern white suite comprising panelled bath. Electric shower over. Wash hand basin with cupboard below. Close-coupled WC. Heated towel rail. Wall-mounted mirror with sensor light. Extractor fan.

### First Floor

### Landing

Doors to:

### Bedroom 1 12'3" (3.73m) Into Recess x 9'9" (2.97m)

Double glazed window to the rear. Fitted triple wardrobe with mirrored doors. Radiator. Door to:

### En-Suite Shower room/WC

Shower cubicle with glazed shower screen and built-in shower. Close-coupled WC. Wash hand basin with cupboard below. Extractor fan. Heated towel rail.

### Bedroom 2 11'6" (3.51m) Max x 8'9" (2.67m)

Double glazed window to the front. Fitted triple wardrobe with mirrored doors. Period fireplace. Radiator. Hatch to roof space with light.

### Externally

To the rear of the property is an enclosed patio style garden with crazy paving and a storage shed.

### Tenure

The property is FREEHOLD





### Services

All mains services are connected. Council Tax Band B.

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

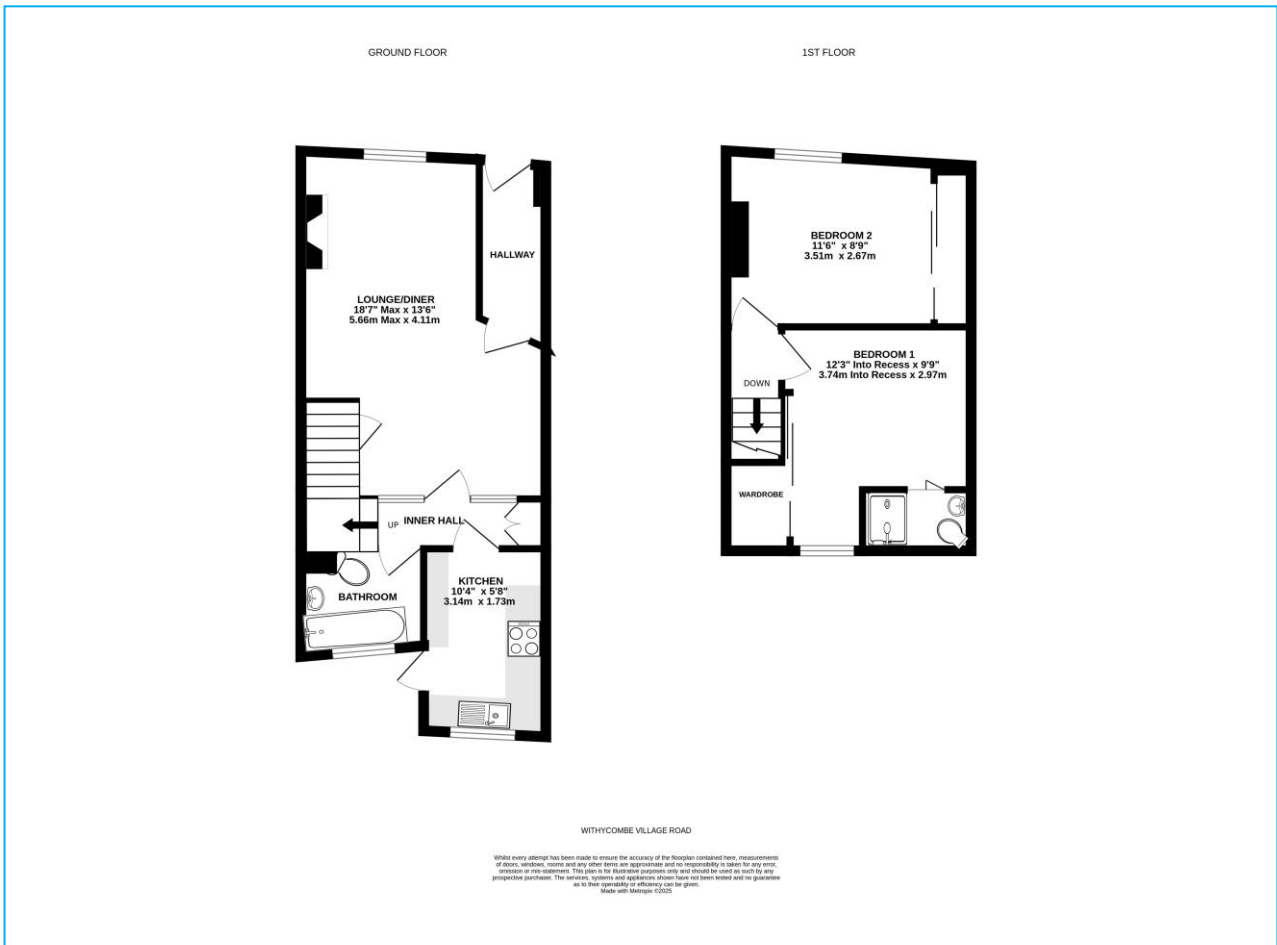
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).



### Agents Note

Please note these are draft particulars and are awaiting vendors verification.

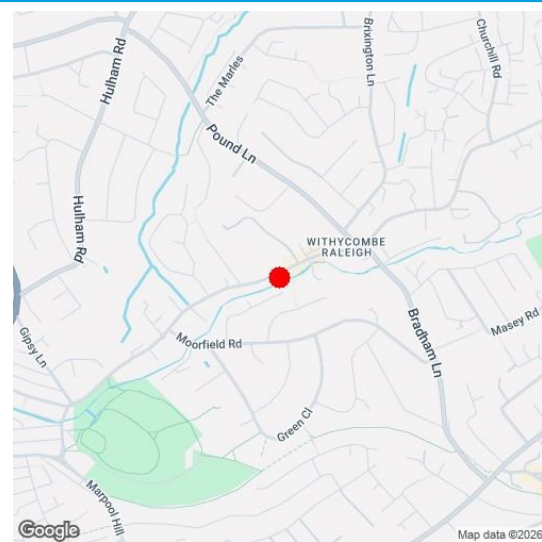




**Directions**

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road where the property will be found on the right hand side (Opposite the primary school).

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	66 → 77
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	Not energy efficient - higher running costs
England & Wales	
EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.