



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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7 Hadrians Way, Exmouth, EX8 4RW

GUIDE PRICE  
**£224,950**  
TENURE Freehold



**A Beautifully Presented Mid Terraced House Located In A Popular Area With Sunny Aspect Rear Garden And Off Road Parking.**

Reception Hall \* Lounge With Patio Doors Opening Onto The Rear Garden \* Modern Fitted Kitchen With Built In Appliances \* Two Good Size First Floor Bedrooms \* Stylish Modern Shower Room With WC \* Gas Central Heating And Double Glazed Windows \* Super First Time Purchase



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**THE ACCOMMODATION COMPRISES:** Entrance canopy with glazed panelled front door beneath giving access to:

**RECECEPTION HALL:** Radiator; staircase rising to first floor landing with useful understairs recess; opening to:

**LOUNGE/DINING ROOM:** 4.09m x 3.66m (13'5" x 12'0") Fire surround with tiled hearth; television point; radiator; sliding double glazed patio doors opening onto the rear garden; opening to:

**KITCHEN:** 3m x 1.78m (9'10" x 5'10") Modern kitchen fitted with patterned worktops with tiled surrounds; cupboards, drawer units and plumbing for automatic washing machine beneath; inset single drainer sink unit with mixer tap; inset four ring electric hob; stainless steel chimney style extractor hood over with light; built in oven below; wall mounted cupboards, one housing gas boiler for domestic hot water and central heating; integrated fridge and freezer; Upvc double glazed window to front aspect.

**FIRST FLOOR LANDING:** Large access to roof space via loft ladder which is boarded.

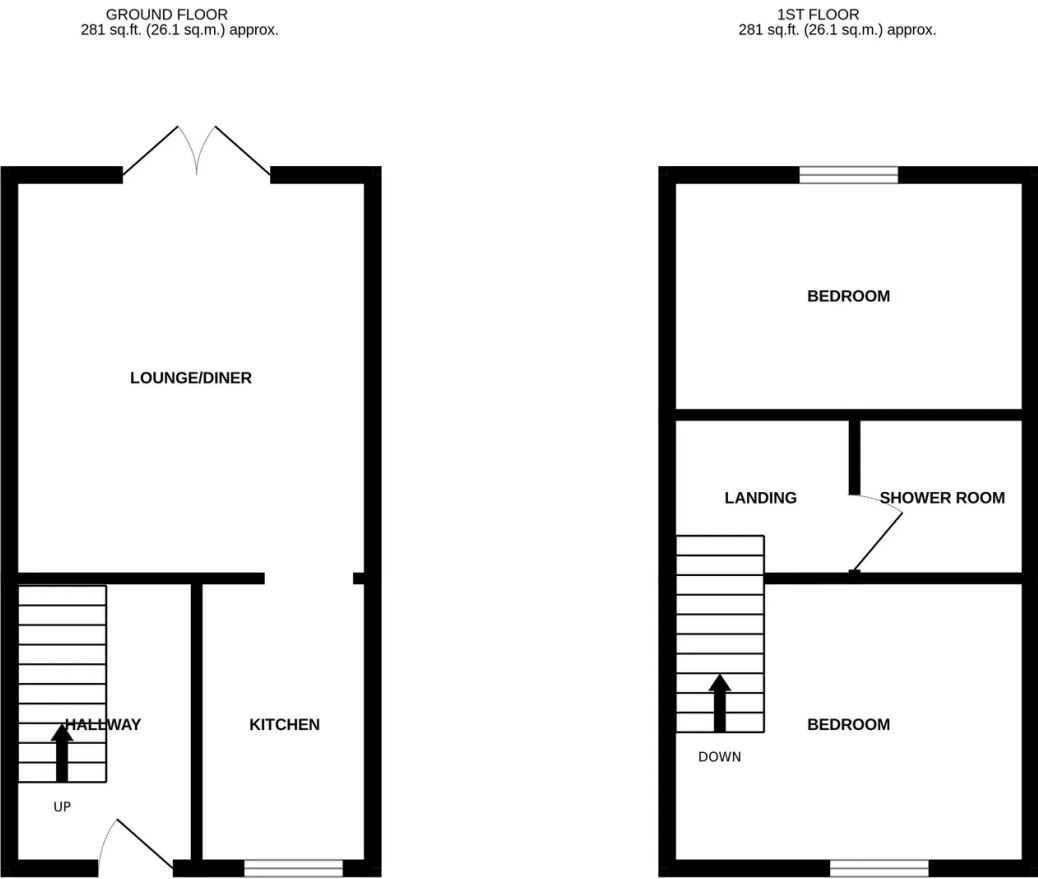
**BEDROOM ONE:** 3.66m x 2.41m (12'0" x 7'11") Upvc double glazed window to rear aspect; radiator.

**BEDROOM TWO:** 3.63m x 2.54m (11'11" maximum into wall recess x 8'4") Recess is fitted with clothes rail; radiator; Upvc double glazed window to front aspect.

**SHOWER ROOM/WC:** 2.06m x 1.73m (6'9" x 5'8") Stylishly fitted with a modern suite comprising ease of access shower tray; shower splash screen; shower unit; splashback walls; pedestal wash hand basin with matching splashback; WC with push button flush; chrome heated towel rail; recessed ceiling LED spotlighting; ceiling extractor fan.

**OUTSIDE:** To the front of the property is a car parking space; pathway giving access to the property with small area of front garden. To the rear is an enclosed sunny aspect garden comprising of an artificial lawned seating area; steps rising to a patio sun terrace with raised shrub and flower beds.

FLOOR PLAN:



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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