



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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9 South Street, Exmouth, EX8 2SX

GUIDE PRICE
£260,000
TENURE Freehold



A Superb Opportunity To Purchase This Unique Centrally Located Period Cottage Offering Character And Charm, Offered For Sale With No Ongoing Chain

Deceptively Spacious And Recently Decorated Accommodation * Entrance Vestibule And Reception Hall * Spacious Sitting Room With Study Area * Spacious Kitchen/Breakfast Room * Two Good Size Double Bedrooms * Bathroom/Wc * Cloakroom/Wc * Upvc Double Glazed Windows * Gas Central Heating * Courtyard Garden * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Solid wood front door with pattern window inset to:

ENTRANCE VESTIBULE: Cupboard housing modern electric consumer unit and meter, dado rail, inner solid wood glazed panelled door to:

RECEPTION HALL: A fine entrance to the property with wood-effect flooring, radiator, staircase rising to first floor landing with useful understairs storage cupboard beneath.

SITTING ROOM: 5.36m x 4.37m (17'7" x 14'4") maximum measurement into wall recesses. A most spacious room with wooden fire surround housing feature fireplace with slate hearth, TV point, antique style radiator, wood flooring, uPVC double glazed sash style windows to front aspect, opening to:

STUDY AREA: 2.24m x 1.17m (7'4" x 3'10") A versatile area with double glazed window with patterned glass, wood-effect flooring.

KITCHEN/BREAKFAST ROOM: 6.05m x 3.51m (19'10" x 11'6") maximum narrowing to 1.91m (6'3"). Well designed into two areas comprising; double bowl single drainer sink unit with hose style mixer tap set in work surface, with plumbing for automatic washing machine and further appliance space beneath, feature exposed brick wall and beam, stylish upright radiator, tiled flooring, opening through to further kitchen area fitted with platinum five ring gas stove, feature slate worktops to either side, cupboards and drawer units beneath, stainless steel splashback with stainless style chimney style extractor hood over with light, further patterned worktops with inset wood block and carousel unit beneath, cupboards and drawer units, fitted pine storage unit housing the gas boiler for hot water and central heating, tiled flooring, uPVC double glazed double doors opening onto the enclosed garden.

FIRST FLOOR LANDING: Dado rail, fitted linen cupboard with fitted shelving.

BEDROOM 1: 4.44m x 3.53m (14'7" x 11'7") into wall recess. A most spacious bedroom with bespoke scaffold design open wardrobe area with clothes rail and slatted shelving, tiled fire surround, picture rail, radiator, uPVC double glazed sash style window to side aspect.

BEDROOM 2: 3.94m x 3.02m (12'11" x 9'11") Another good side double bedroom with two double glazed sash style windows to front aspect, radiator, picture rail.

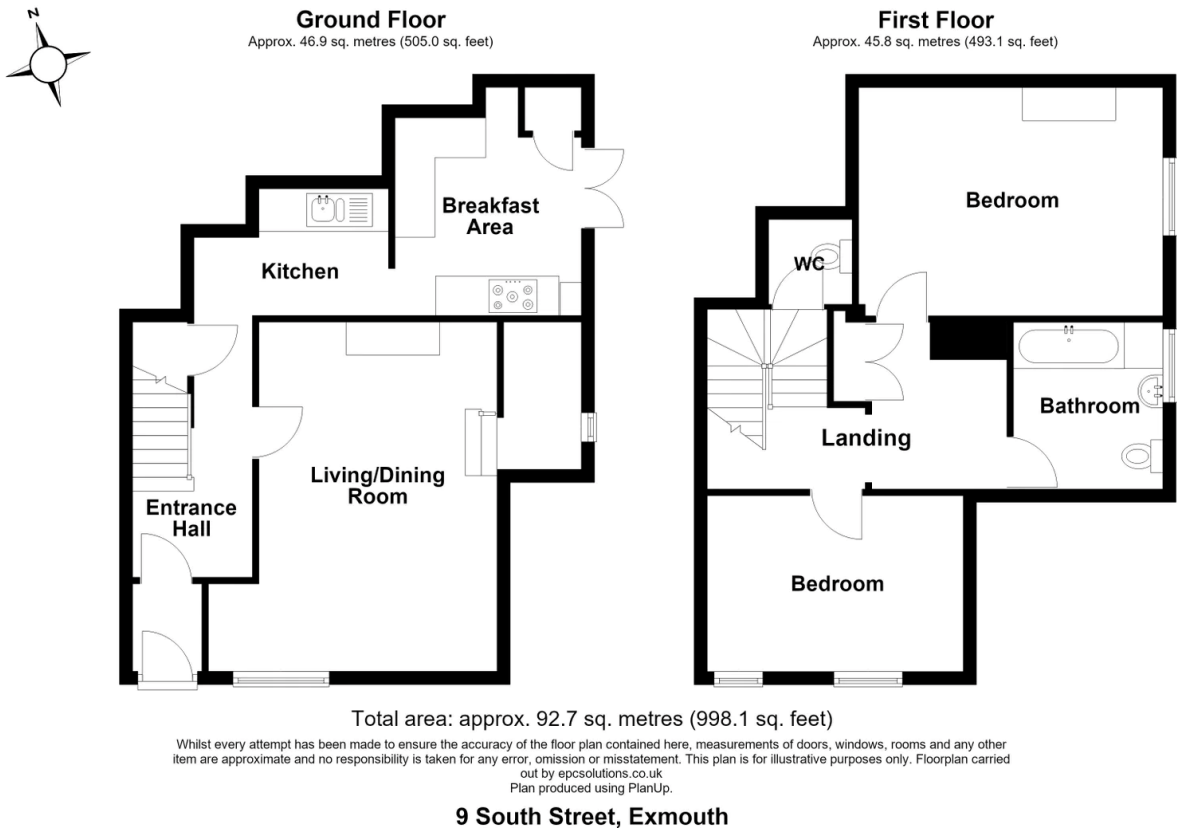
BATHROOM/WC: 2.34m x 2.24m (7'8" x 7'4") Comprising of a good size bath with Mira shower unit over, tiling to splash prone areas, pedestal wash hand basin with tiled splashback, WC with push button flush, chrome heated towel rail, uPVC double glazed sash style window with frosted glass.

CLOAKROOM/WC; Located on the half landing with WC with push button flush, exposed wood flooring.

OUTSIDE: The property is approached by a pedestrian gate and pathway which leads to the property with raised flower and shrub beds, plus a garden enclosure directly in front of the property. Enclosed rear garden with outside lighting, garden store, rear pedestrian gate.

AGENTS NOTE: There is a flying freehold over the adjoining cottage.

FLOOR PLAN: To follow



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.