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LINKS ESTATE AGENTS

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Guide Price £190,000
5 Duke Of Cornwall Close, Exmouth, EX8 4RJ







• Well Presented End Of Terrace House • Situated Within A Pedestrian Area • Gas Central Heating & Double Glazing • Living / Dining Room • Modern Fitted Kitchen / Breakfast Room • 2 Bedrooms With Fitted Storage • Modern Fitted Bathroom With Shower Over Bath • Landscaped Gardens, Allocated Parking









Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door lead leading to:

Entrance Porch
Obscure uPVC double glazed window to front and side. Radiator. Tile flooring. Half glazed wooden door leading to:

Living / Dining Room 13'10" (4.22m) x 12'4" (3.76m)
uPVC double glazed window to front. Staircase rising to first floor. 2 radiators. Wall mounted electric trip switch fuse box. Wall mounted central heating thermostat. Laminate flooring. Half glazed door leading to:

Kitchen / Breakfast Room 12'4" (3.76m) x 8'5" (2.57m)
uPVC double glazed external door leading to rear garden with UPVC double glazed window adjacent. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and tiled splashback`s. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for American style fridge / freezer etc. Radiator. Tiled flooring. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

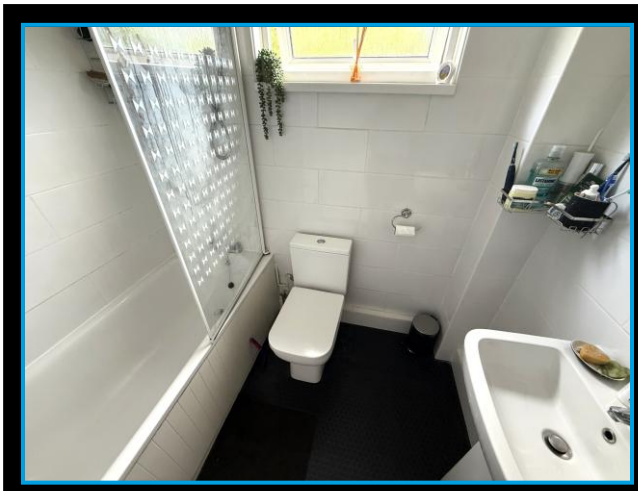
First Floor

Landing
Access to insulated and part boarded loft space, via trap door with ladder. Smoke alarm. Doors leading to:

Bedroom 1 12'4" (3.76m) x 9'9" (2.97m)
uPVC double glazed window to front. Built-in double wardrobe. Radiator.

Bedroom 2 10'9" (3.28m) x 6'4" (1.93m) Max
uPVC double glazed window to rear. Built - in double wardrobe. Radiator.

Bathroom
Obscure uPVC double glazed window to rear. White suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Shaver light and socket. Extractor fan.









Externally
The property enjoys easy to maintain landscaped gardens with the open plan Front Garden having a Flagstone pathway leading to the front entrance door, with Stone chipping and shrub beds to either side and a low hedge boundary.

Rear Garden
Again having ease maintenance in mind, the garden consists of a Flagstone patio area, which is ideal for outdoor dining and sitting during the fine weather, which extends to the side of the property. The remainder is then laid to lawn with a shrub and herbaceous bed and borders. Timber panel fenced boundaries. Timber garden shed. Outside water tap. Gas and electric meter boxes. Front pedestrian access to side of property via timber garden gate.

Parking
The property enjoys 2 allocated parking spaces close by

Tenure
The property is FREEHOLD

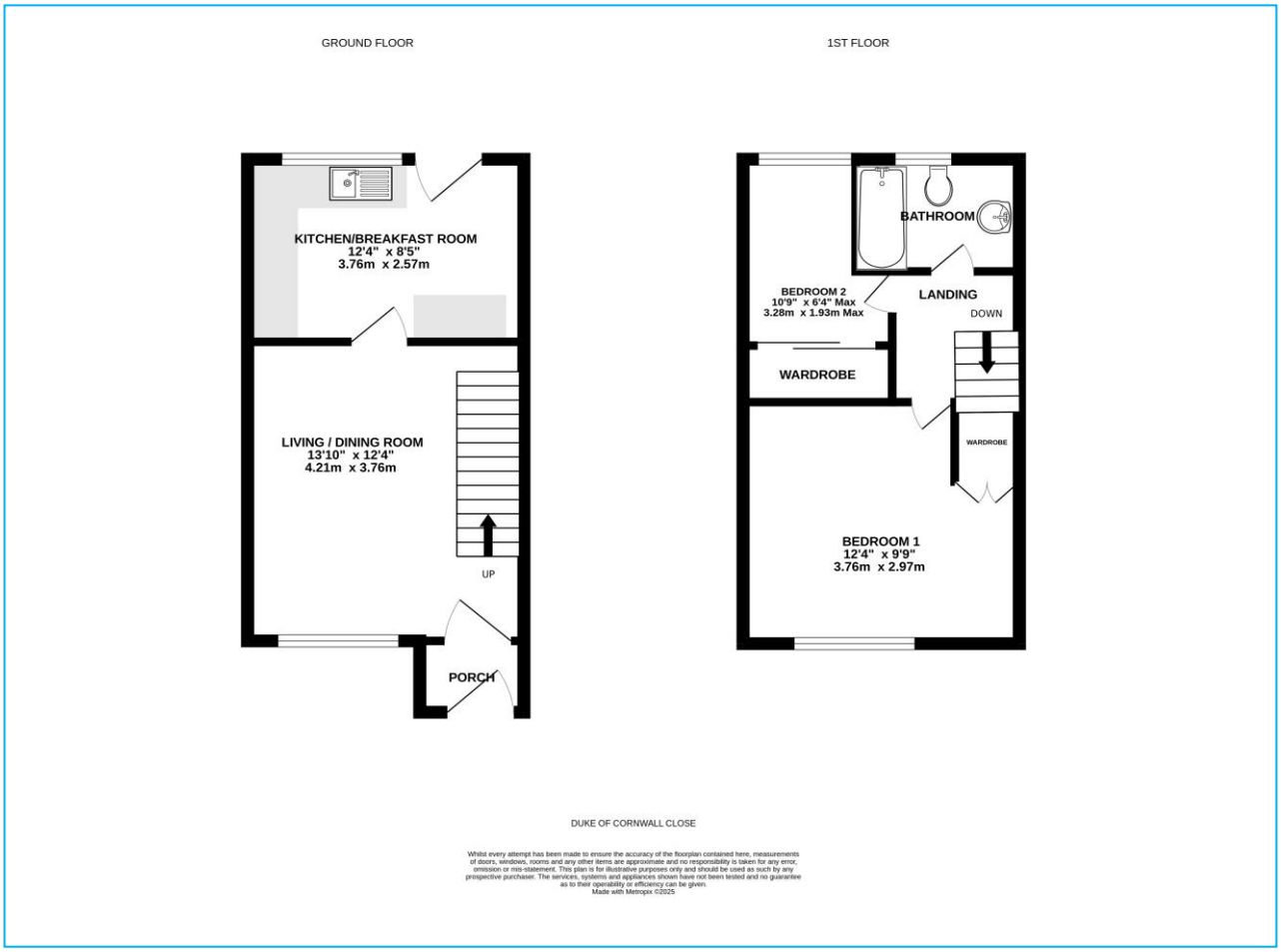
Services
All mains services are connected. The property is on a water meter. Council Tax Band B

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

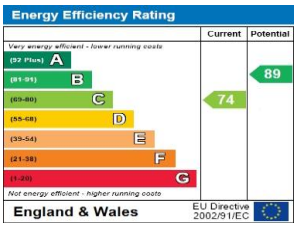
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Agents Note
These are draft particulars and are awaiting vendors verification



Directions

From our Prominent Town Centre office, proceed along Salterton Road. After passing Tesco and Lidl, turn left onto Dinan Way. Then take a left hand turning onto Prince Of Wales Drive and first right into Dukes Crescent. The pathway to this property will be found at the bottom of this road, turning at the right hand side, where there is a pedestrian footpath beyond the parking areas.





Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: 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 guidline 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.