



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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60 Fore Street, Exmouth, EX8 1HY

GUIDE PRICE
£187,500
TENURE Freehold



A Good Size Two Bedroom Period Terraced House Ideally Located Close To The Heart Of Exmouth Town Centre, Offered For Sale With No Ongoing Chain

Entrance Hall * Lounge And Dining Area * Kitchen * Two First Floor Bedrooms * First Floor Bathroom And Separate Wc * Small Enclosed Courtyard * Double Glazed Windows * Gas Central Heating Via Modern Boiler
No Onward Chain * General Updating Required

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE HALL: Ceiling archway through to DINING ROOM & LIVING AREA:

LIVING ROOM: 12' x 10'3 Radiator, fire surround, double glazed window to front aspect, cupboard housing electric consumer unit, gas and electric meters, internal double glazed patterned window, archway to:

DINING ROOM: 3.84m x 3.71m (12'7" x 12'2") maximum measurement. Cupboard in chimney recess, stairs rising to first floor landing with storage cupboard beneath, opening to:

KITCHEN: 3.05m x 2.21m (10'0" x 7'3") With patterned work surfaces with cupboards and drawer units beneath in tiled surrounds, single drainer sink unit with mixer tap, wall mounted cupboards, electric cooker point, uPVC double glazed window and double glazed door giving access to the courtyard.

FIRST FLOOR LANDING AREA: Access to roof space, cupboard over stairwell recess.

BEDROOM 1: 3.61m x 2.79m (11'10" x 9'2") Double glazed window to front aspect, radiator.

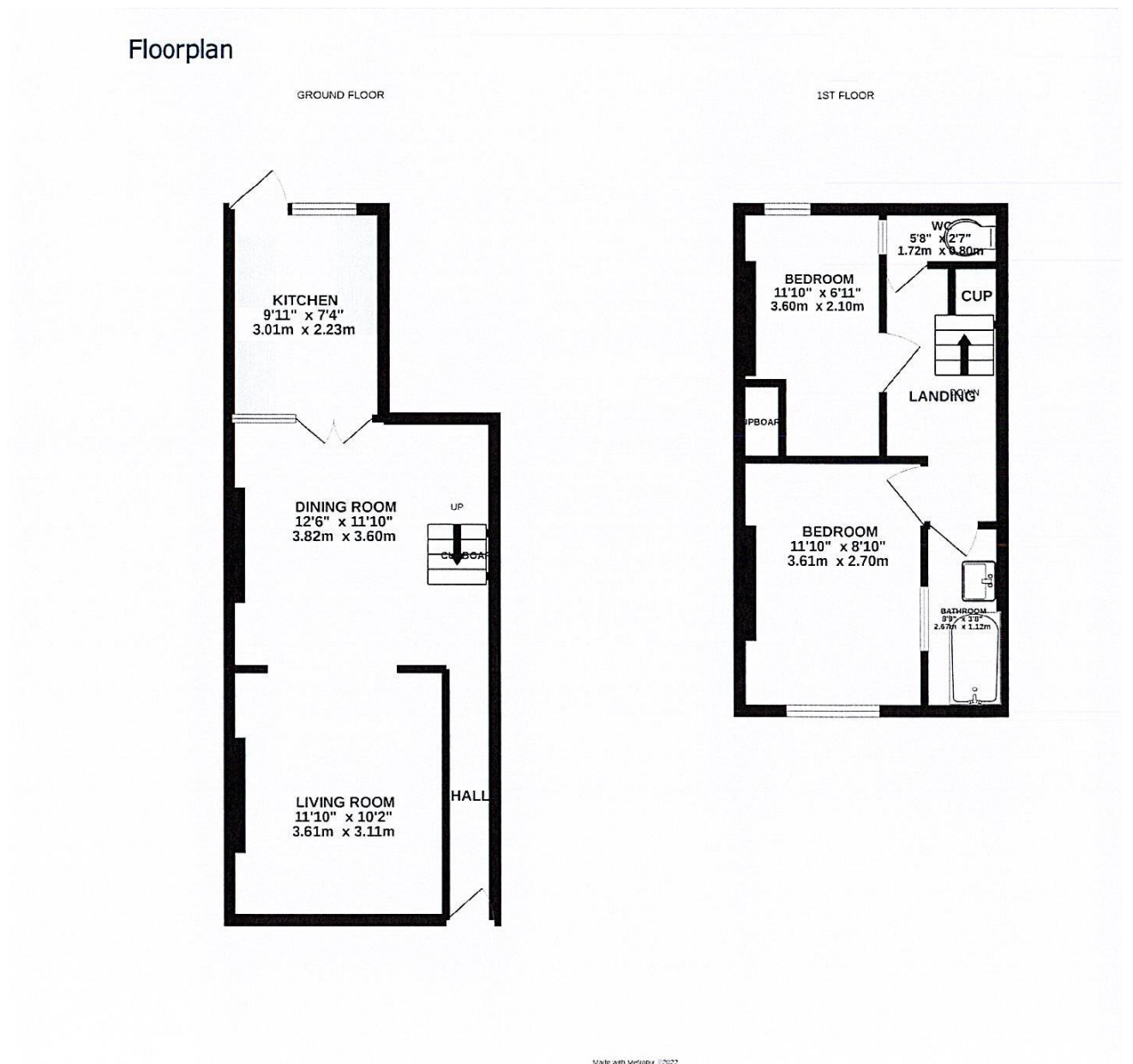
BEDROOM 2: 3.71m x 2.13m (12'2" x 7'0") Radiator, cupboard housing modern Vaillant gas boiler for hot water and central heating, double glazed window to rear aspect.

BATHROOM: 2.49m x 1.32m (8'2" x 4'4") maximum. Bath with shower unit over, shower curtain and rail, wash hand basin, tiling to splash prone areas, ceiling extractor fan, internal window.

SEPARATE CLOAKROOM/WC: Fitted with WC, part tiled walls, internal window.

OUTSIDE: Small enclosed courtyard to the rear. Outside tap.

FLOOR PLAN:



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.