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LINKS
ESTATE AGENTS

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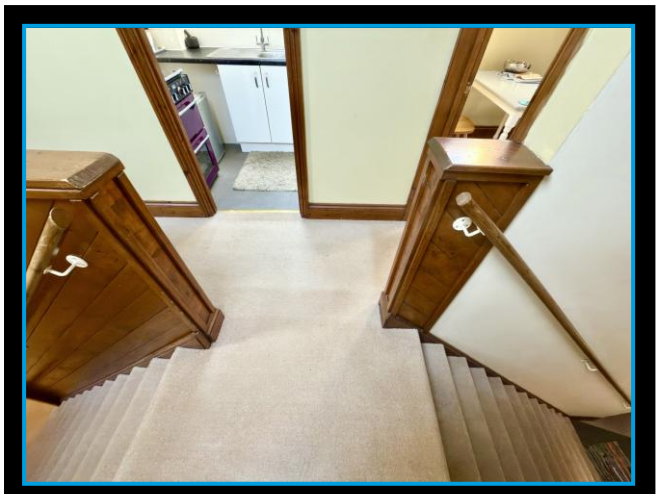
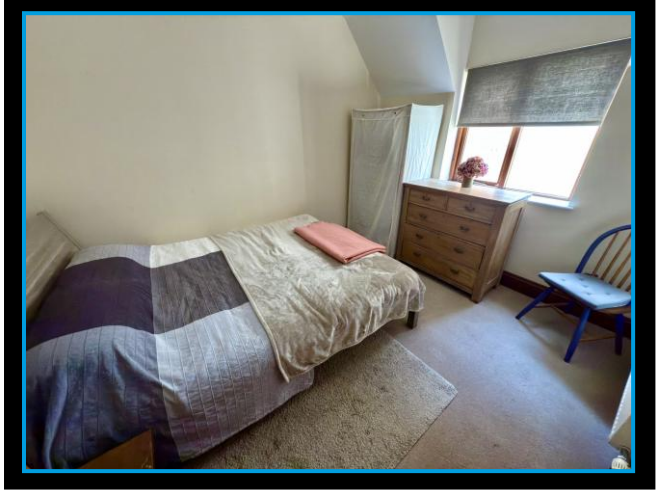
Guide Price £280,000
The Windy House, Raleigh Road, Exmouth, EX8 2RX

• Quirky, Tucked Away Town Centre Detached Property • Gas Central Heating & Double Glazing • 2 Double Bedrooms & 2 Bathrooms • Ground Floor: Garage, Bedroom & Shower Room / WC • First Floor: Living / Dining Room, Kitchen, Bedroom, Bathroom / WC • Level Walk To Town Centre & Train Station • Viewing Recommended To Fully Appreciate • NO ONWARD CHAIN





Accommodation

Ground Floor

Composite front entrance door leading to:

Porch
Staircase rising to first floor.

First Floor

Landing
2 double glazed skylights to side. A further staircase descending to ground floor and access to bedroom, en - suite and garage. Access to loft storage space. Smoke alarm. Doors leading to:

Living / Dining Room 15'8" (4.78m) x 12'9" (3.89m) Max
Dual aspect having 2 double glazed skylights to side and sealed unit double glazed window to front. 2 radiators.

Kitchen 8'5" (2.57m) x 5'5" (1.65m)
Double glaze skylight to side. Cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Gas and electric cooker points. Extractor fan.

Bedroom 1 11'9" (3.58m) x 9'9" (2.97m)
Dual aspect having sealed unit double glazed window to side and double glazed skylight to opposite side. Radiator.

Bathroom
Double glazed skylight to side. White suite comprising panelled bath with electric shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail.

Ground Floor

Hallway
Radiator. Useful under stairs storage cupboard. Smoke alarm. Doors leading to garage and:

Bedroom 2 11'9" (3.58m) x 9'10" (3m)
Sealed unit double glazed window to side. Radiator. Door leading to:

En - Suite
Obscure sealed unit double glazed window to side. White suite of corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

Externally

The front of the property is a useful covered porch, ideal for pots etc, which also has the electric meter. Outside lighting. Gas meter box to side of property. Access to:

Garage 16'10" (5.13m) x 8'8" (2.64m)

Remote controlled roll up and over door to front. Sealed unit double glazed window to side. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Space and plumbing for washing machine. Wall mounted electric trip switch fuse box. Door leading to useful, walk - in under the stairs storage cupboard.

Tenure

The property is FREEHOLD

Services

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

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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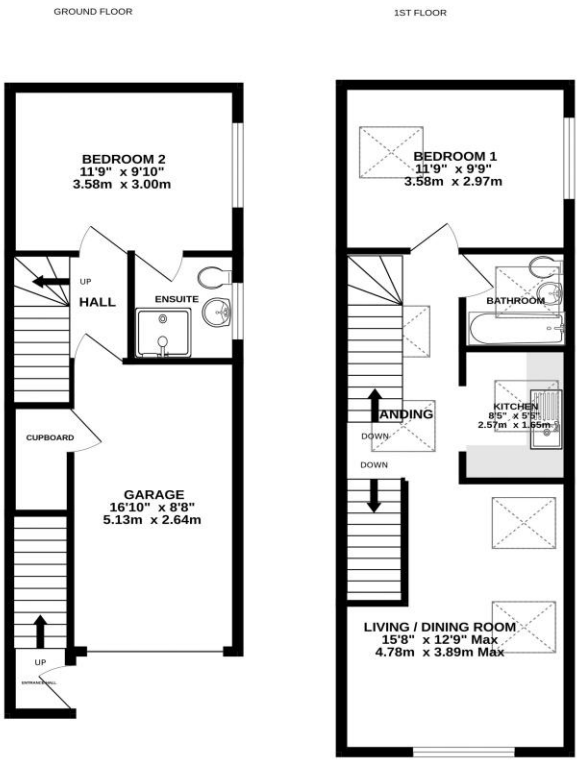

RALEIGH ROAD, EXMOUTH

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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Directions

From our prominent Town Centre office - on foot - bear right out of the office and turn right into South Street. Proceed over Bicton Street with the Blackmore Theatre on your left hand side. At the rear of the Theatre, turn left where the property will be found on the right hand side, clearly identified by our For Sale board.

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.