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LINKS
ESTATE AGENTS

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Guide Price £240,000
45 Churchill Road, Exmouth, EX8 4DR

• Terraced House In Need Of Cosmetic Updating • Gas Central Heating & Double Glazing • Ground Floor Cloakroom / WC • Living Room, Dining Room & Kitchen • 3 First Floor Bedrooms & Bathroom • Small Enclosed Rear Garden, Garage • Walking Distance To Brixington Shops, Bus Stops & Primary School • NO ONWARD CHAIN

Accommodation

Ground Floor

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

Entrance Hall
Staircase rising to first floor with useful under stairs storage recess and cupboard. Radiator. Smoke alarm. Wall mounted central heating thermostat. Doors leading to dining room and:

Living Room 15'11" (4.85m) x 10'1" (3.07m)
uPVC double glazed window to front. Fireplace feature of marble back and hearth, wooden mantle and surround with a coal effect gas fire. Radiator. Wooden flooring. Bi-fold doors leading to:

Dining Area 15'11" (4.85m) x 8'7" (2.62m)
Double glazed sliding patio doors leading to rear garden. Good range fitted cupboard and drawer storage units with roll edged work surface. Radiator. Wooden flooring. Open to:

Kitchen 7'10" (2.39m) x 5'7" (1.7m)
uPVC double glazed window to side. Cupboard and drawer storage units with roll edged worksurface and tiled splashback`s. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven and grill to side. Space and plumbing for dishwasher. Sliding door leading to:

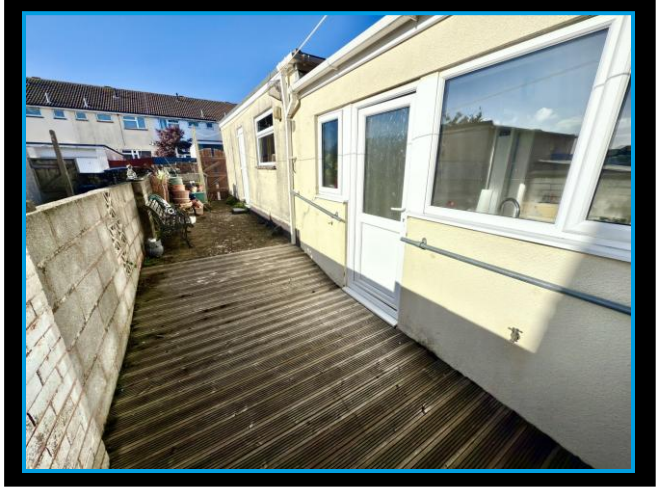
Rear Porch
Space for freestanding fridge / freezer etc. Half obscure uPVC double glazed external door leading to rear garden. Sliding door leading to:

Cloakroom
Obscure uPVC double glazed window to side. White suite of low level WC. Space and plumbing for washing machine. Radiator.

First Floor

Landing
Access to insulated loft space. Useful cloaks storage cupboard with hanging rail and shelving. Smoke alarm. Doors leading to:

Bedroom 1 13'1" (3.99m) x 10'0" (3.05m)
uPVC double glazed window to front. Built - in double wardrobe. Further shelved storage cupboard. Radiator.



Bedroom 2 9'6" (2.9m) x 7'8" (2.34m)
uPVC double glazed window to rear. Radiator.

Bedroom 3 10'0" (3.05m) x 6'9" (2.06m)
uPVC double glazed window to front. Radiator.

Bathroom
2 obscure uPVC double glazed windows to rear. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Heated towel rail. Fully tiled walls and floor.

Externally
The open plan Front Garden is laid to lawn with a pathway leading to the front entrance door.

Rear Garden
Having ease of maintenance in mind, its laid to a mixture of concrete patio and decking with a wall boundary. Outside water tap. Rear pedestrian access via timber garden gate. Attached to the rear of the property is:

Garage 21'4" (6.5m) x 7'10" (2.39m)
Up and over door to front. Personal door to side leading to rear garden and uPVC double glazed window to side. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

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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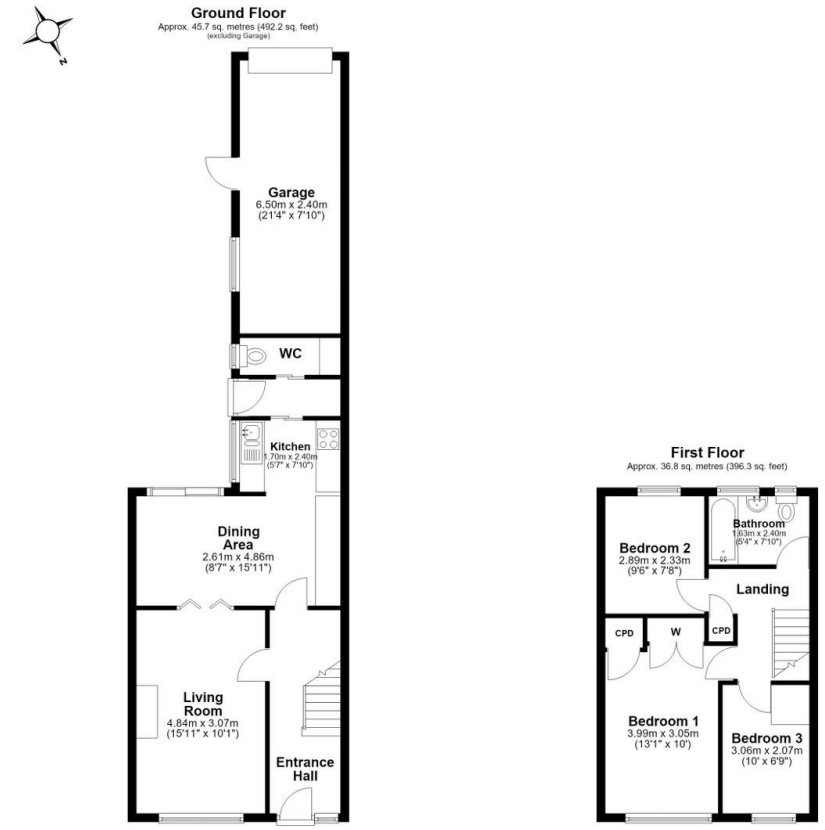


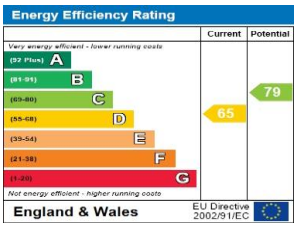
Total area: approx. 82.5 sq. metres (888.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

45 Churchill Road, EXMOUTH

Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the double roundabout at the end of Withycombe Village Road, turn right, then left into St Johns Road. Take the second left into Churchill Road where the property will be found on the left hand side, clearly identified by the 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.