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LINKS
ESTATE AGENTS

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Guide Price £335,000
4 Henrietta Road, Exmouth, EX8 1LT

• 4 Double Bedroom Mid Terrace Family Home • Town Centre Location • Gas Centrally Heated & uPVC Double Glazed (Where Stated) • Living Room With Open Aspect To Modern Fitted Kitchen / Breakfast Room • Modern Utility Room & Ground Floor Shower Room • 2 First Floor Double Bedrooms & Modern Family Bathroom • 2 Further Double Bedrooms On Second Floor • Enclosed Rear Garden. Residents Permit Parking Area

Timber front entrance door with a window above, leading to:

Ground Floor

Entrance Vestibule
Laminate flooring. Wall mounted thermostat. Door leading to:

Entrance Hall
Staircase rising to the first floor. Useful under stairs storage cupboard that houses the gas meter. Radiator. High level electric fuse and meter boxes. Doorway leading through to utility room and a door leading to:

Living Room 12'11" (3.94m) x 11'1" (3.38m)
uPVC double glazed window to front. Radiator. Picture rail. Coved ceiling. Fireplace recess with wooden surround. Open to:

Kitchen / Breakfast Room 12'7" (3.84m) x 10'10" (3.3m)
uPVC double glazed window to rear. A fantastic modern fitted kitchen that has an excellent range of floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces and matching up stands above. Built in fridge with freezer compartment. Built in four ring induction hob with glass splash back and filter hood above. Built in double electric oven and grill with microwave above. Integrated dishwasher. Inset composite 1 1/2 bowl sink with a single drainer unit and mixer tap above. Breakfast bar. Wine rack. Inset ceiling lights. Heat detector.

Utility Room 12'1" (3.68m) x 6'0" (1.83m)
uPVC double glazed window to side and part uPVC double glazed door leading out to the rear garden. Range of floor standing storage cupboards and drawers units with a wood effect work surface above. Space and plumbing for a washing machine. Further space under the work surface tumble dryer. Space for a free standing fridge freezer. Radiator. Door leading to:

Shower Room
uPVC double glazed obscure glazed window to rear. Modern fitted white suite comprising of a walk in single shower quadrant that has a splash back to ceiling height, sliding splash screen doors and an electrically control shower unit. Low level WC. Wash hand basin with storage below. Extractor fan. Electric heated towel rail. Ceiling lights.

First Floor

Half Landing
Steps leading up to main landing. Doorway leading through to a further landing area, that has a single glazed window to side. Laminate flooring. Useful airing cupboard that houses a wall mounted gas fired combination boiler. Door leading to:

Bathroom
Obscure uPVC double glazed window to side. Modern fitted white suite comprising of a panelled bath that has a splash back to ceiling height, folding splash screen and a shower attachment above the bath. Low level WC. Large wash hand basin with storage below. Wall mounted mirror with integrated lighting. Radiator. Extractor fan. Inset ceiling lights. Laminate flooring.

Landing
Staircase rising to the second floor. Doors leading to:

Bedroom 1 16'10" (5.13m) x 11'2" (3.4m)
Lovely size room that has a uPVC double glazed window to front. Radiator. Coved ceiling.

Bedroom 2 12'9" (3.89m) x 10'11" (3.33m)
uPVC double glazed window to rear. Radiator. Useful built in storage cupboard to one chimney alcove.

Second Floor

Half Landing
uPVC double glazed window to rear. Steps leading to:

Landing
Access to loft space. Doors leading into both rooms, including:

Bedroom 3 15'5" (4.7m) Max x 8'3" (2.51m) Max
uPVC double glazed window to front. Radiator. Part sloped ceilings.

Bedroom 4 11'7" (3.53m) x 9'8" (2.95m)
uPVC double glazed window to Rear. Radiator. Currently set up as a further living room.

Externally

Front Of Property
To the front of the property is a small enclosed area of garden that is laid to a level paved patio with a small raised shrub bed border to both sides and to the front. Dwarf brick wall boundary with wrought iron fencing above. Wrought iron garden gate provides access to a pathway that leads to a front entrance door.

Rear Garden
To the rear of the property is a fully enclosed and easy to maintain rear garden. Laid immediately adjacent to the rear of the property is an enclosed paved patio area which then has steps that leads up to a raised decked area. The remainder of the garden is then predominately laid to artificial grass with rear access via folding gates leading out to a rear service lane. Walled boundaries. Outside water tap.

Parking
The property is located in an area that has the benefit of a residents permit parking scheme - available via EDDC

Tenure
The property is FREEHOLD

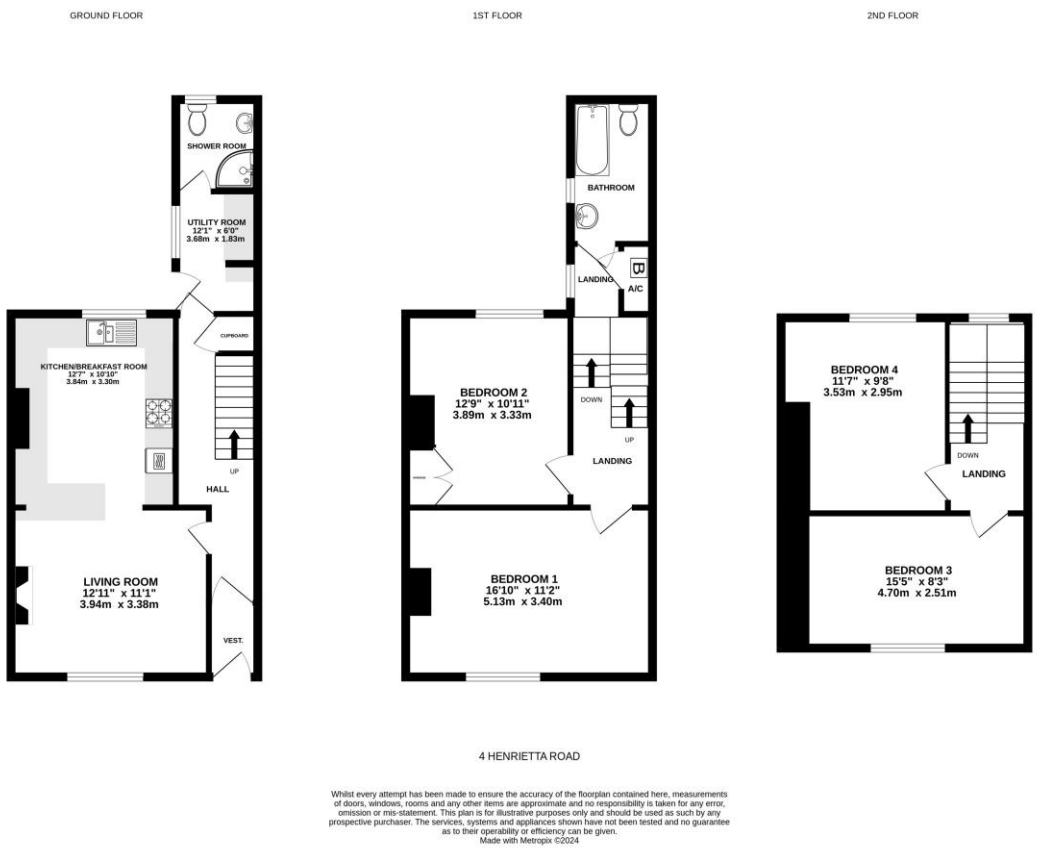
Services
All mains services are connected. Council Tax Band C.

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

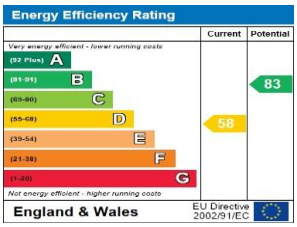
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Notes
Please note, these are draft particulars and they are awaiting vendors verification. The property is Grade II listed.



Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand Gardens. At the roundabout, turn right onto The Parade and continue into Exeter Road. Turn right, by the library, onto North Street and second right onto Clarence Road. Then take the next left hand turning into Henrietta Road, where the property will be found on the right hand side, clearly identified by our For Sale sign.



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.