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LINKS ESTATE AGENTS

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Guide Price £280,000
5 Halsdon Road, Exmouth, EX8 1SS







• Very Well Presented 3 Bedroom Mid Terrace Property • Views Of The Estuary From Front Bedroom • Sitting Room & Dining Room • Large, Modern Fitted Kitchen/Breakfast Room • Modern Bathroom With White Suite • Gas Centrally Heated & uPVC Double Glazed • Enclosed Rear Garden • Close To The Town Centre And Rail And Bus Services









Part uPVC double glazed front entrance door leading to:

Ground Floor

Entrance Hall
Radiator. Stairs leading to the first floor. Open to:

Dining Room 15'1" (4.6m) x 11'10" (3.61m)
Radiator. Built-in storage cupboard under stairs. Entrance to kitchen and opening through to:

Sitting Room 11'8" (3.56m) x 11'7" (3.53m)
Window to front. TV point. Radiator,

Kitchen/Breakfast Room 14'9" (4.5m) x 12'6" (3.81m)
An extended room with a window to the rear and Velux skylight window. Double glazed French doors opening onto the rear courtyard garden. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units. Roll edge work surfaces and tiled splash backs. Inset stainless steel, one and a half bowl sink unit. Built in 4 ring electric hob with an electric oven below and cooker hood over. Space and plumbing for a washing machine. Space for tumble dryer. Space for a free standing fridge/freezer. Unit housing gas fired combi boiler supplying the central heating and hot water (New boiler fitted November 2026). Inset ceiling lights. Radiator. Space for a breakfast table and chairs.

First Floor

Half Landing
Stairs to the main landing. Doors to:

Bedroom 3 7'11" (2.41m) x 6'9" (2.06m) Plus Recess
Window to rear. Radiator.

Bathroom
Obscure glazed window to side. Part tiled walls. Modern fitted white suite comprising of a panelled bath with thermostatically controlled shower over. Glazed shower screen. Laminate splash back. Close-coupled WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Landing
Access to an insulated and part boarded loft space via a trapdoor and ladder with light. Doors leading to:

Bedroom 1 15'2" (4.62m) x 11'8" (3.56m)
2 windows to front both enjoying views towards the Exe Estuary and hills beyond. Radiator. TV point.









Bedroom 2 11'11" (3.63m) x 9'4" (2.84m)
Window to rear. Radiator. TV point.

Externally

Rear Garden
To the rear of the property is an enclosed and easy to maintain courtyard style garden with a patio providing an ideal area for outdoor dining and sitting during finer weather. Raised flower and shrub bed. Timber gate to the rear leading to the service lane. Outside water tap.

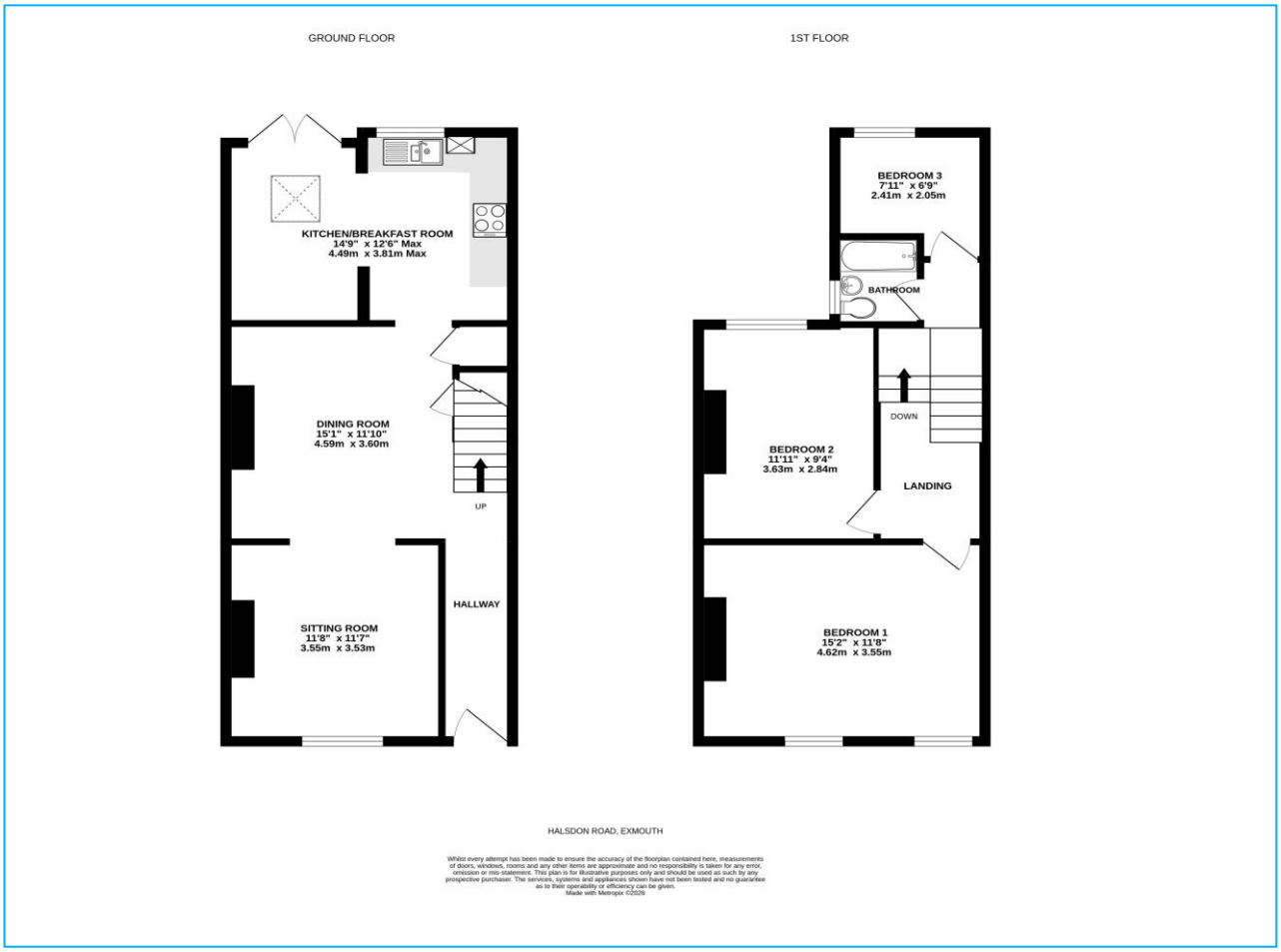
Tenure
The property is FREEHOLD

Services
All main services are connected. 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

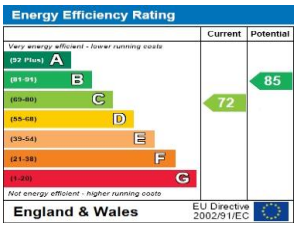
Your home may be repossessed if you do not keep up repayments on your mortgage

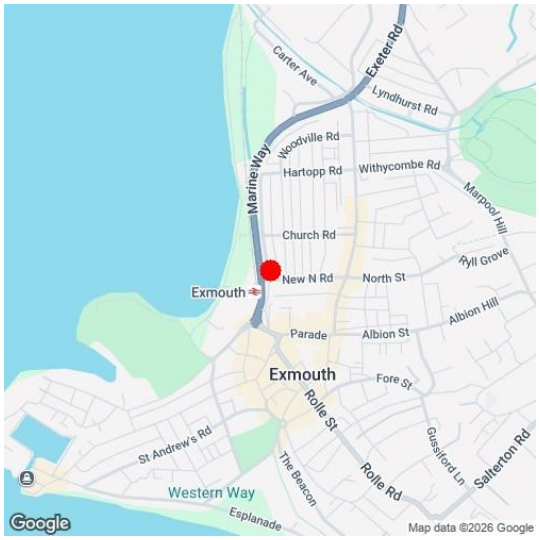
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Directions

From our prominent Town Centre office, proceed down Rolle Street passing The Strand Gardens. Turn right at the roundabout into The Parade and follow the road into Exeter Road. Turn left into New North Road and last right into Halsdon 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.