





£240,000

14 Pound Street, Exmouth, Devon, EX8 2SY

Hall & Scott
ESTATE & LETTING AGENTS





Charming, terraced cottage within the town of Exmouth, on a quiet road within walking distance to all amenities.

- Sitting Room with feature fireplace
- Separate Dining Room
- Kitchen/Breakfast Room
- Rear Porch
- Two First Floor Double Bedrooms with feature fireplace
- Spacious Bathroom with Bath & Shower Cubicle
- Double Glazing & Central Heating
- Courtyard Garden

DESCRIPTION

A charming, terraced cottage, conveniently situated within the town of Exmouth, offering spacious and versatile accommodation complemented by a number of attractive original features. The property provides a lovely blend of character and practicality, with two separate reception rooms and a kitchen/breakfast room. To the first floor are two well-proportioned double bedrooms and a spacious bathroom fitted with both a bath and separate shower cubicle. Outside, there is an enclosed courtyard garden, providing a pleasant space to sit and relax. Further benefits include double glazing, central heating and, importantly, **no onward chain**.

LOCATION: The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports, particularly kitesurfing, sailing and windsurfing. Exmouth is a bustling town with a vibrant shopping centre, offering a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S Foodhall and an excellent choice of restaurants. There are also local shops, schools and regular bus services within the area, making it a convenient location for families and commuters alike. The town is well positioned for easy road access to Exeter and beyond, while also being close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is just 12 miles by road or rail from the Cathedral City of Exeter, which offers an Intercity railway station, international airport, access to the M5 motorway and a comprehensive range of shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

ENTRANCE Mahogany entrance door with a port hole window to the...

ENTRANCE HALLWAY Stairs lead up to the first floor. Opaque glazed doors lead off to...

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SITTING ROOM 13' (3.96m) x 11' 4" (3.45m):
Double glazed sash window to the front. Double glazed door to the rear. Radiator. Feature fireplace surround.

DINING ROOM 11' 4" (3.45m) x 11' (3.35m):
Double glazed sash window to the front. Fitted storage. Radiator. Under stairs cupboard. Feature fireplace surround. Partly glazed door leads through to...

KITCHEN 11' (3.35m) x 11' (3.35m):
Opaque double-glazed window to the rear. Opaque sliding door to the rear porch. Stone effect worktop surfaces in tiled splashback with inset 1 1/2 bowl sink with drainer and mixer tap. Space for appliances. Cupboards and drawers under. Two matching wall mounted cupboards. Fitted shelving. Downlighters. Radiator.

REAR PORCH
Double glazed window to the rear and to the side. Double glazed door leading onto garden.

FIRST FLOOR

LANDING Double glazed window to the rear. Doors lead off to...

BEDROOM 1 13' 11" (4.24m) x 13' 8" (4.17m):
Double glazed sash window to the front and to the rear. Feature fireplace. Radiator. Door leads to an inner hallway with hatch to the roof. A further door leads to...

BEDROOM 2 13' 11" (4.24m) x 11' (3.35m):
Double glazed sash window to the front. Feature fireplace. Radiator. A sliding concertina door leads back onto the landing.

BATHROOM
10' 8" (3.25m) x 10' 6" (3.20m):
Generous size bathroom comprising a white suite with panelled bath with Victorian style mixer tap. Corner shower cubicle with electric shower in fully tiled surround. Pedestal wash hand basin. Low level WC. Double glazed sash window to the side. Feature fireplace. Dimplex heater. Radiator. Wall mounted gas fired combi boiler.





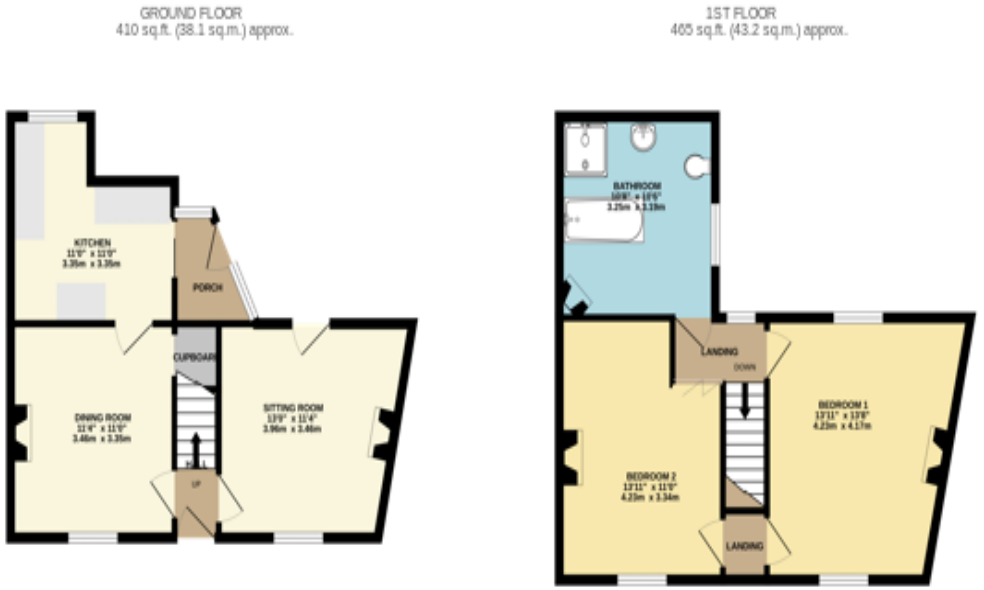


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OUTSIDE
Attractive courtyard garden with a brick paved seating area with a planted bed with a mature vine. Outside W.C. Pedestrian gateway provides access to the rear service walkway. Resident Parking.

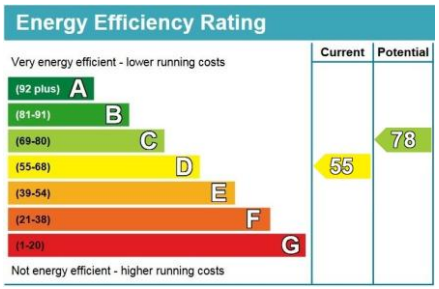
TENURE: Freehold
COUNCIL TAX: Band B £2004.54
WHAT3WORDS: tower.tribune.cans

DIRECTIONS
From the Strand Gardens, turn right into Rolle Street. Follow the road and turn left into Church Street, passing the post office on your left. Turn right into Upper Church Street and then into Pound Street.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

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