

01395 222350

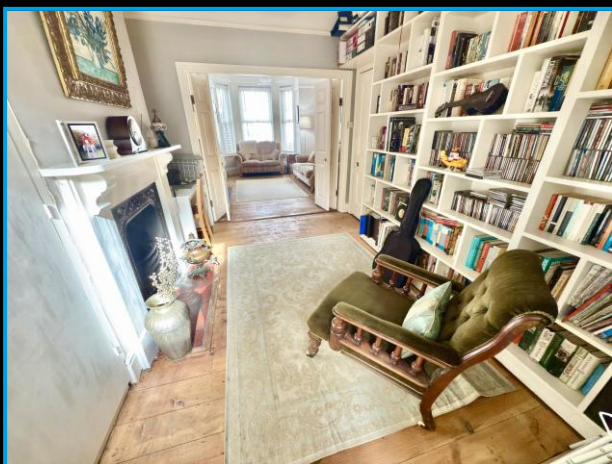
**LINKS**  
ESTATE AGENTS

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www.linksestateagents.co.uk

**Guide Price £360,000**  
**16 Withycombe Road, Exmouth, EX8 1TG**



- Well Presented Bay Fronted House • Handy For Town Centre, Train Station & Seafront
- Gas Central Heating & Double Glazing • Many Character Features • Cloakroom, 3 Reception Rooms, Kitchen • 4 Bedrooms (3 Doubles & 1 Single) • En - Suite Shower Room & Family Bathroom
- Southerly Facing Rear Garden - NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to front entrance door leading to:

#### Entrance Porch

Attractive tiled flooring. Dado rail. Coved ceiling. Half glazed door, with stained glass pane, leading to:

#### Entrance Hall

Stair case rising to first floor with under stairs storage cupboard. Radiator. Wall mounted electric trip switch fuse box. Ornate archway. Wooden flooring. Doors leading to sitting room, dining room, family room / study and:

#### Cloakroom

White suite comprising low level WC and wall mounted wash hand basin. Extractor fan.

#### Sitting Room 16'1" (4.9m) Into Bay x 11'6" (3.51m)

Walk - in bay window to front. Focal point of fireplace having a coal effect gas fire, tiled back and hearth with a marble mantle and surround. Radiator. Picture rail. Ornate coving. Ceiling Rose. Double doors leading to:

#### Family Room / Study 12'5" (3.78m) x 9'4" (2.84m)

Focal point of ornate, cast iron fireplace feature. Fitted shelving to 1 wall. Useful shelved storage cupboard. Radiator. Exposed floorboards. Picture rail. Double doors leading to:

#### Dining Room 14'10" (4.52m) x 14'5" (4.39m)

Window to rear and Velux window. Radiator. Wooden flooring. Picture rail. Open to:

#### Kitchen 10'4" (3.15m) x 9'6" (2.9m)

Dual aspect having windows to rear and side, uPVC double glazed external door to side leading to the rear garden. Range of cupboard and drawer storage units with roll edged work surfaces and matching upstands. Ceramic single bowl sink and drainer unit with mixer tap. The 'Range' style cooker in situ is included in the sale, filter hood above. Integrated fridge and washing machine. Concealed, wall mounted, gas fired combi boiler that supplies the central heating and domestic hot water. Tiled flooring.

### First Floor

#### Half Landing

Stairs rising to landing. Access to loft space. Doors leading to bathroom and:

#### Bedroom 4 8'4" (2.54m) x 6'8" (2.03m) Plus Recess

Window to rear. Focal point of ornate, cast iron fireplace feature. Radiator.

#### Bathroom

Obscure glazed window to side. Modern fitted white suite of panelled bath with electric shower unit over, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Shaver socket. Tiled flooring.

#### Landing

Stair case rising to second floor. Smoke alarm. Doors leading to bedroom 2 and:



### **Bedroom 1 16'3" (4.95m) Into Bay x 11'1" (3.38m) Plus Recess**

Walk - in bay window to front. Focal point of ornate, cast iron fireplace feature including a wooden mantle with surround. Radiator. Exposed floorboards. Ornate coving. Door leading to:

### **En - Suite**

Obscure glazed window to front. Modern fitted white suite comprising shower cubicle with thermostatically controlled shower unit including Rainfall waterhead, low level WC and vanity wash hand basin. Tiled splash backs. Heated towel rail. Shaver socket. Tiled flooring.

### **Bedroom 2 12'11" (3.94m) x 9'5" (2.87m)**

Window to rear. Focal point of ornate, cast iron fireplace feature. Radiator.

## **Second Floor**

### **Landing**

Skylight window to rear. Useful eaves storage cupboard. Door leading to:

### **Bedroom 3 12'4" (3.76m) x 9'3" (2.82m)**

Skylight window to rear. Focal point of ornate, cast iron fireplace feature. Radiator. Access to eaves storage space, including skylight window to front.

### **Externally**

There is a small area of Front Garden with low brick wall boundaries, steps and pathway leading to the front entrance door. Gas meter cupboard.

### **Rear Garden**

The property has an enclosed and Southerly facing Rear Garden, which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Brick wall boundaries. Outside water tap. Useful brick built shed with power and light. Rear pedestrian access via timber garden gate. Subject to any planning consents, it is thought that off road parking could be created within the rear garden.

### **Parking**

There is on street parking to the front of the property plus in the rear service lane. Subject to planning permissions, there should be opportunity to create off road parking within the rear garden.

### **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

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).

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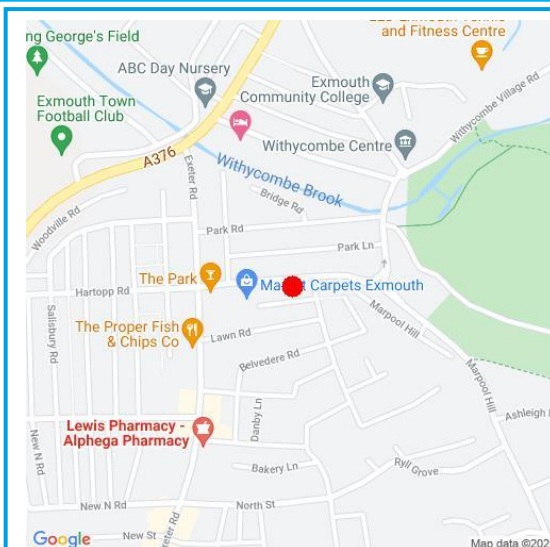
WITHYCOMBE ROAD, EXMOUTH

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 quality or efficiency can be given.  
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### Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand Gardens, turning right at the roundabout into The Parade. Continue into Exeter Road, passing All Saints Church on the left. After passing The Park Hotel, turn right into Withycombe Road where the property will be found on the right hand side, clearly identified by our For Sale sign.

| Energy Efficiency Rating                    |  | Current                 | Potential |                                                                                     |
|---------------------------------------------|--|-------------------------|-----------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |           |                                                                                     |
| (92-100) A                                  |  |                         | 79        |                                                                                     |
| (81-91) B                                   |  |                         |           |                                                                                     |
| (69-80) C                                   |  |                         |           |                                                                                     |
| (55-68) D                                   |  |                         |           |                                                                                     |
| (39-54) E                                   |  |                         |           |                                                                                     |
| (21-38) F                                   |  | 58                      | 79        |                                                                                     |
| (1-20) G                                    |  |                         |           |                                                                                     |
| Not energy efficient - higher running costs |  |                         |           |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |           |  |



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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 guideline 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.

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