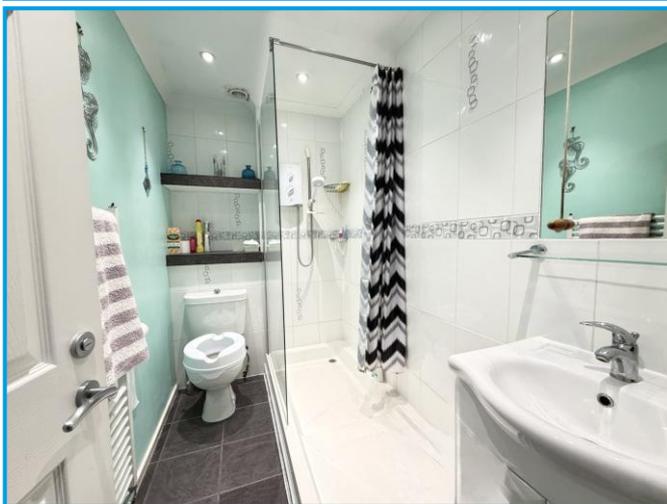


01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £235,000**  
**25 Hollymount Close, Exmouth, EX8 5PQ**



- Modern Terrace House Overlooking A Green Area • 2 Double Bedrooms • Lounge/Dining Room • Modern Kitchen/Breakfast Room • Modern Shower Room/WC • Gas Central Heating & Double Glazing • Gardens Front & Rear • Garage In A Block Close By With Parking In Front



## Accommodation

### Ground Floor

Double glazed entrance door to:

### Entrance Lobby

Glazed inner door to:

### Lounge/Dining Room 18'9" (5.72m) x 12'4" (3.76m)

Double glazed window to the front overlooking a green area. Stairs to the first floor. Cupboard under stairs. Radiator. TV aerial point. Fireplace with electric fire. Opening to:

### Kitchen/Breakfast Room 12'4" (3.76m) x 8'2" (2.49m)

Double glazed window to the rear. Range of modern base cupboard and drawer units. Wall mounted units. Worktop surfaces. Tiled splash backs. Single drainer sink unit. Integrated oven, 4 ring gas hob with cooker hood over, slimline dishwasher, fridge/freezer washing machine. Unit housing Vaillant gas fired boiler. Breakfast bar. Double glazed door to rear garden.

## First Floor

### Landing

Hatch to roof space. Doors to:

### Bedroom 1 12'4" (3.76m) x 10'4" (3.15m)

Double glazed window to the front overlooking a green area. Radiator.

### Bedroom 2 12'4" (3.76m) x 8'3" (2.51m)

Double glazed window to the rear. Radiator. Built-in airing cupboard.

### Shower Room/WC

Modern white suite comprising a shower tray with glazed shower screen. Mira shower. vanity wash hand basin. Mirror over. Close-coupled WC. Extractor fan. Heated towel rail.

### Externally

The property benefits from an easy to maintain garden area to the front which fronts onto a green area. To the rear the garden comprises a patio area and a terraced garden with rear gated access to the garage area. Outside tap..

### Garage And Parking

Single garage located in a block located to the rear of the property with up and over door. Parking located in front of the garage.

### Tenure

The property is FREEHOLD

### Services

All mains services are available. 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

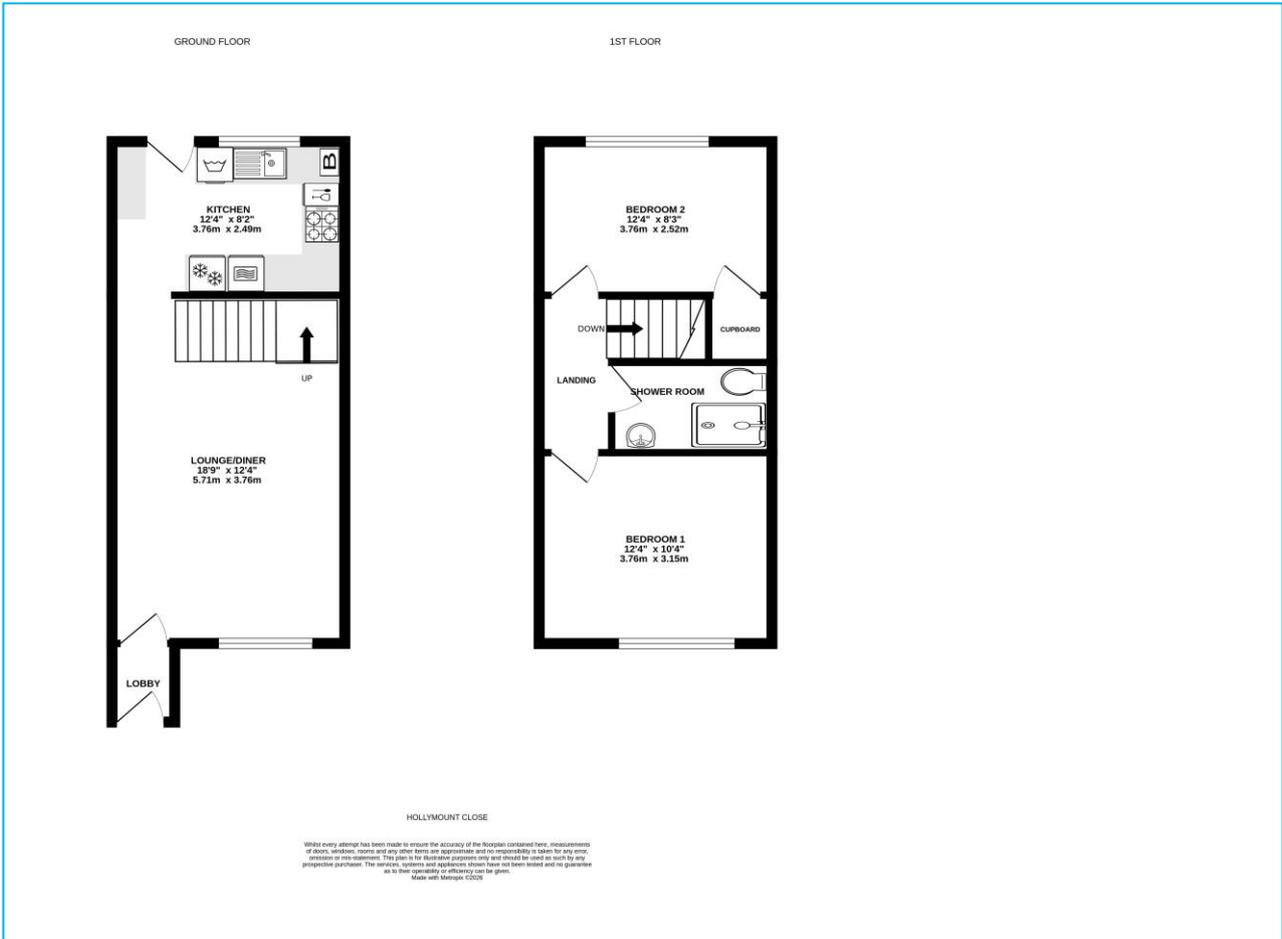
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**Agents Note**

Please note these are draft particulars and are awaiting vendors verification.

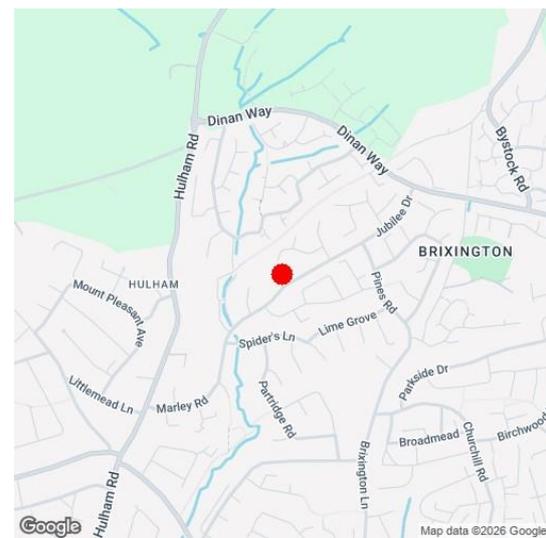




**Directions**

From our prominent Town Centre office turn right down Rolle Street, and take a left at the first roundabout and then a right at the next onto Marine Way. Proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed up the hill and take the turning right into Marley

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
70	84
Not energy efficient - higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	



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.