

01395 222350

LINKS
ESTATE AGENTS

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

Guide Price £250,000
9 Pound Street, Exmouth, EX8 2SY



- Charming And Well Presented 2 Bedroom End Of Terrace Cottage • Convenient Location In The Heart Of The Town • Newly Fitted Kitchen/Breakfast Room • Bright Living Room
- Downstairs Bathroom/WC • First Floor En-Suite Shower Cubicle & Separate First Floor WC
- Double Glazing And Central Heating • Private Rear Garden, NO ONWARD CHAIN



Accommodation

Ground Floor

Double glazed entrance door to:

Hallway

Stairs to first floor. Radiator. Door to:

Living Room 13'11" (4.24m) x 10'7" (3.23m)

Double glazed window to the front. Radiator. Stone fireplace surround with electric coal effect fire. Telephone point. Door to:

Kitchen/Breakfast Room 14'1" (4.29m) x 6'11" (2.11m)

Double glazed window to the rear. Refitted with a modern range of white fronted units. One and a half bowl sink unit. Work top surfaces with matching up stands. Integrated electric oven. Inset 4 ring gas hob. Cooker hood over. Unit housing Worcester gas fired boiler supplying domestic hot water and central heating. Space for fridge/freezer. TV aerial point. Cupboard under stairs. Radiator. Door to:

Rear Lobby/Utility Area

Work top with plumbing for washing machine below. Wall mounted storage unit. Double glazed door to the rear garden. Door to:

Bathroom/WC

Double glazed window to the side. Panelled bath with built-in Mira shower over. Glazed shower screen. Pedestal wash hand basin. Close-coupled WC. Radiator. Extractor fan. Tiled walls.

First Floor

Landing

Hatch to roof space with pull down ladder. Doors to:

Bedroom 1 14'0" (4.27m) x 9'9" (2.97m)

Double glazed window to the front. Built-in cupboard. Radiator. TV point.

Bedroom 2 11'0" (3.35m) x 7'10" (2.39m)

Double glazed window to the rear. Radiator. En-suite shower cubicle with built in shower. Laminate splash backs. Extractor/light.

Separate WC

Double glazed window to the rear. Close-coupled WC. Wash hand basin with cupboard below. Mirror/light over. Laminate splash backs.

Externally

To the rear of the property is a private enclosed garden with side gated access. A paved patio gives access to a further raised area of garden. Outside electric point. Tool store. Water tap.



Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B

Mortgage Assistance

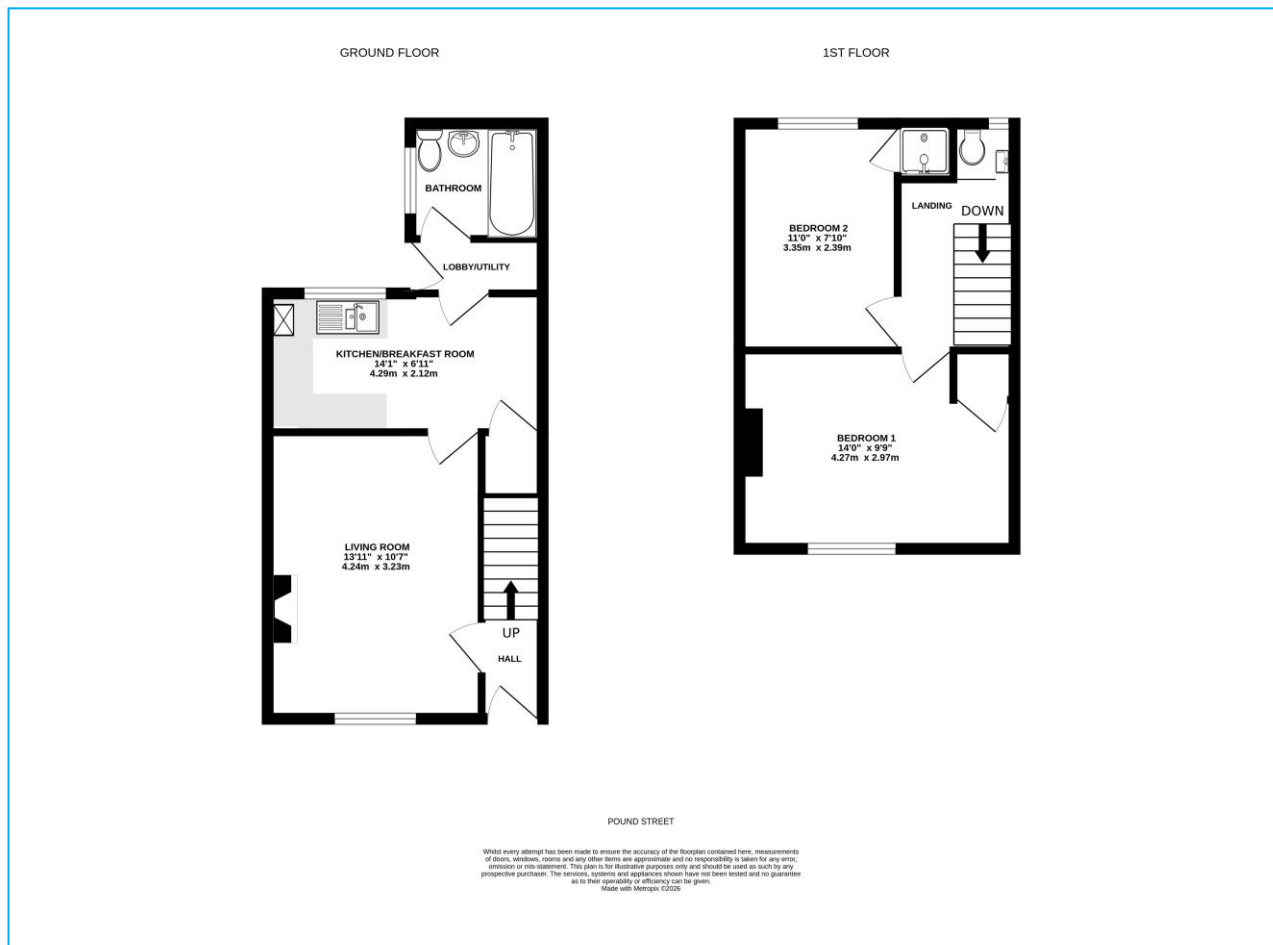
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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 Note

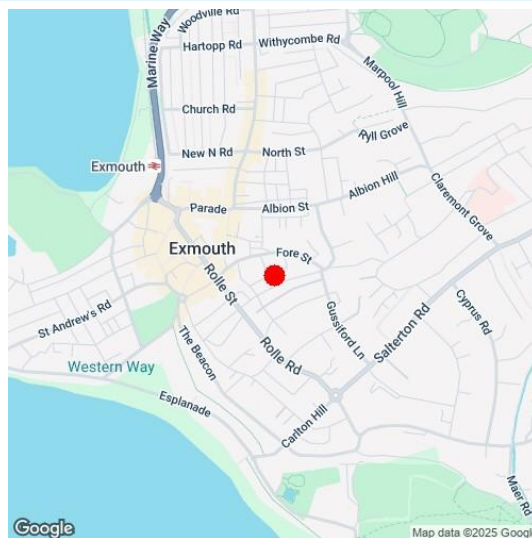
Please note these are draft particulars and are awaiting vendors verification.



Directions

From our prominent town centre office. Turn right up Church Street and immediately right into South Street. Take the first turning left into Pound Street where the property will be found a short distance up on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		58
(21-38) F		
(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

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.