



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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13 Fairview Terrace, Exmouth, EX8 2JX

GUIDE PRICE

£350,000

TENURE Freehold



A Period Three Bedroom Terraced House With Views Towards The Estuary Enjoying A Convenient Yet Tucked Away Location. Offered For Sale With No Ongoing Chain.

Well Presented Accommodation * Entrance Vestibule And Reception Hall * Lounge Separate Dining Room * Kitchen/Breakfast Room * Utility Room * Ground Floor Modern Shower Room/WC * Three First Floor Bedrooms * First Floor Cloakroom/WC * Gas Central Heating And Double Glazed Windows * Attractively Planned Rear Garden With Rear Pedestrian Access To Service Lane

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THE ACCOMMODATION COMPRISES: Upvc front door with patterned glass to:

ENTRANCE VESTIBULE: Inner door to:

RECEPTION HALL: Radiator; stairs rising to first floor landing; feature ceiling arch.

LOUNGE: 4.19m x 3.76m (13'9" x 12'4") Double glazed bay window to front aspect; television point; radiator; fireplace housing electric fire; corniced ceiling and picture rail.

DINING ROOM: 3.73m x 3.48m (12'3" x 11'5") Fire surround; picture rail; Upvc double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM: 4.39m x 2.62m (14'5" x 8'7") Fitted with a range of patterned work surfaces with tiled surrounds; cupboards and drawer units beneath; matching range of wall mounted cupboards; electric hob with extractor hood over; built in double oven; cupboards above and below; inset single drainer sink unit with mixer tap; access to good size under stairs storage cupboard; Upvc double glazed window to side aspect; radiator; double glazed door to:

UTILITY ROOM: 4.32m x 1.65m (14'2" x 5'5") A very useful area with double glazed window; door giving access to the rear garden. From the kitchen a door gives access to:

GROUND FLOOR SHOWER ROOM/WC: Fitted with a modern suite comprising shower cubicle with seat; shower door; radiator; fully tiled walls.

FIRST FLOOR LANDING: Access to roof space which is of good size which could be converted to additional accommodation subject to the required consents; good size linen cupboard; dado rail.

BEDROOM ONE: 4.88m x 4.29m (16'0" x 14'1") Double glazed bay window to front aspect; additional double glazed window also to front aspect, both gaining good views across town to the estuary and the coastline beyond; fitted with a range of quality bedroom furniture incorporating chest of drawers housed in bay window recess with display surface over; floor to ceiling wardrobes with storage cupboards over and two bedside tables; corniced ceiling; picture rail and radiator.

BEDROOM TWO: 3.56m x 2.95m (11'8" x 9'8") Built in wardrobes; double glazed window to rear aspect.

BEDROOM THREE: 3.78m x 2.62m (12'5" x 8'7") Double glazed bay window to rear aspect; built in wardrobes.

FIRST FLOOR CLOAKROOM/WC: 1.57m x 2.21m (5'2" x 7'3") Fitted with WC; wash hand basin; double glazed window.

OUTSIDE: To the front of the property there is a small garden enclosure. To the rear there is an attractively planned garden comprising of an artificially lawned garden; patio area; pathway to rear pedestrian gate giving access to service lane which offers an area for parking outside the gate.

FLOOR PLAN:



Total area: approx. 112.3 sq. metres (1208.7 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

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