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29 New Street, Exmouth, EX8 1RT

GUIDE PRICE
£265,000
TENURE Freehold



A Recently Renovated Mid-Terraced House Finished To An Exceptionally High Standard Throughout, Situated in The Heart Of Exmouth Town Centre, Seafront & Train Station Offered For Sale With No Onward Chain

Recently Renovated Throughout To A High Standard * Entrance Hall * Open-Plan Living Room Through To Dining Room * Fully Fitted Modern Kitchen * Three First Floor Bedrooms * Bathroom/Wc * Enclosed Rear Garden With Timber Fenced Surrounds Upvc Double Glazing & Gas Combi Boiler * Ideal First Time Home Or Investment No Onward Chain



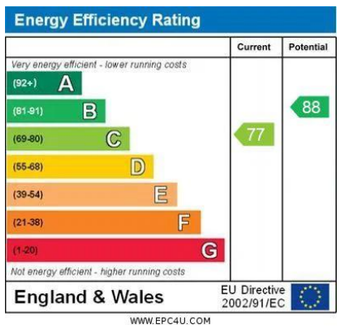












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29 New Street offers well presented accommodation, combining contemporary style with comfortable versatile living spaces. Ideally suited to first-time buyers, couples or investors, this attractive home is ready to move in to and conveniently located close to local amenities and transport links.

ACCOMMODATION COMPRISES: uPVC composite front door with feature door knocker giving access to:

ENTRANCE HALL: Radiator; high level cupboard housing electric consumer unit; original decorative ceiling arch; understairs cupboard housing gas meter and further storage; power points. Internal wooden doors giving access to:

LIVING ROOM: 4.22m x 3.35m (13'10" x 11'0") Measurement in to chimney recess. A lovely bright open room with feature fireplace and surround; radiator; uPVC window to front aspect; TV point; power points; central ceiling light; opening through too:

DINING ROOM: 3.56m x 3.4m (11'8" x 11'2") Measurement in to the alcove. A continuation of the living space with uPVC French doors opening out on to the rear garden. Power points; radiator.

KITCHEN: 3.05m x 1.88m (10'0" x 6'2") A newly fully fitted kitchen comprising a range of base shaker-style cupboard and wall units, with marble effect laminate worktops and matching tiled splashback surrounds. Inset stainless steel sink unit and drainer with curved chrome mixer tap over; Lamona ceramic 4 ring hob with Chimney Style curved glass extractor above and electric oven beneath; integrated fridge / Freezer; drawer units; integrated slimline dishwasher and integrated washing machine. uPVC window overlooking the side aspect; recessed ceiling spotlights; smoke detector; radiator; power points; uPVC door giving access out to the REAR GARDEN.

FIRST FLOOR SPLIT-LEVEL LANDING: Stairs rising to the first floor half landing; smoke detector; access to loft space; power points; ceiling light. From the half landing a door leads to:

BATHROOM/WC: 3.05m x 1.85m (10'0" x 6'1") A modern neutral bathroom featuring a spacious walk-in shower enclosure with glass shower screen and chrome shower fittings with fully tiled stone-effect wall surrounds. Close coupled WC with push button flush; uPVC obscure glazed window to side aspect; column style radiator beneath; recessed ceiling spotlighting. Cupboard housing gas combi Glowworm Boiler with slatted shelving below for storage. Further internal doors lead too:

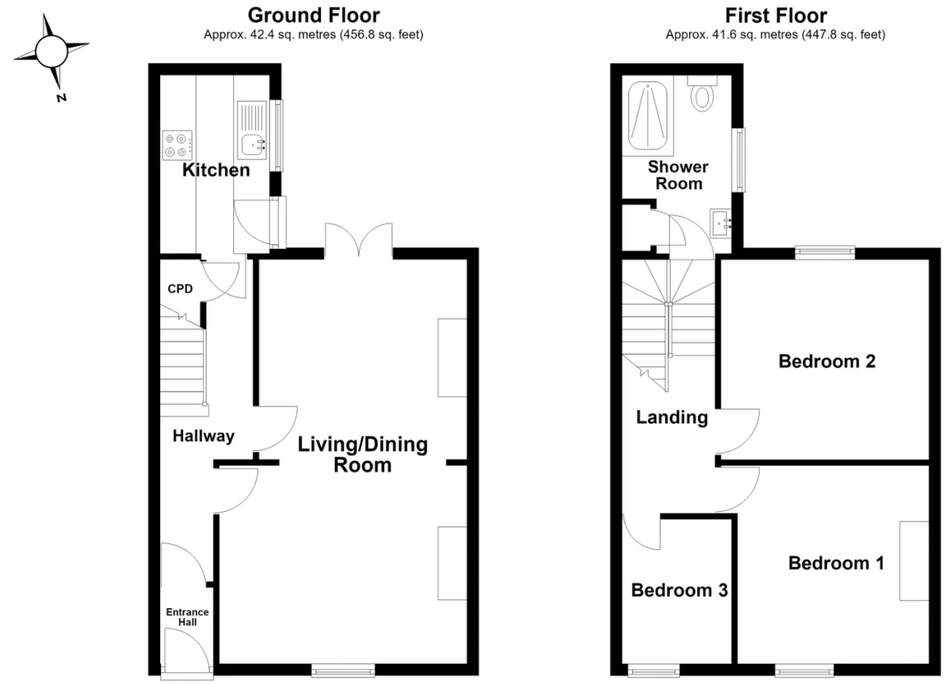
BEDROOM ONE: 3.45m x 3.53m (11'4" x 11'7") With uPVC window to rear aspect; radiator; central ceiling light; power points.

BEDROOM TWO: 3.35m x 3.28m (11'0" x 10'9") Measurement in to chimney recess; uPVC window to front access; radiator; central ceiling light; power points.

BEDROOM THREE: 2.44m x 1.93m (8'0" x 6'4") uPVC window to front aspect; radiator; ceiling lights; power points.

OUTSIDE:

FLOOR PLAN:



Total area: approx. 84.0 sq. metres (904.6 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 epcsolutions.co.uk
Plan produced using PlanUp.

29 New Street, EXMOUTH

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.