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

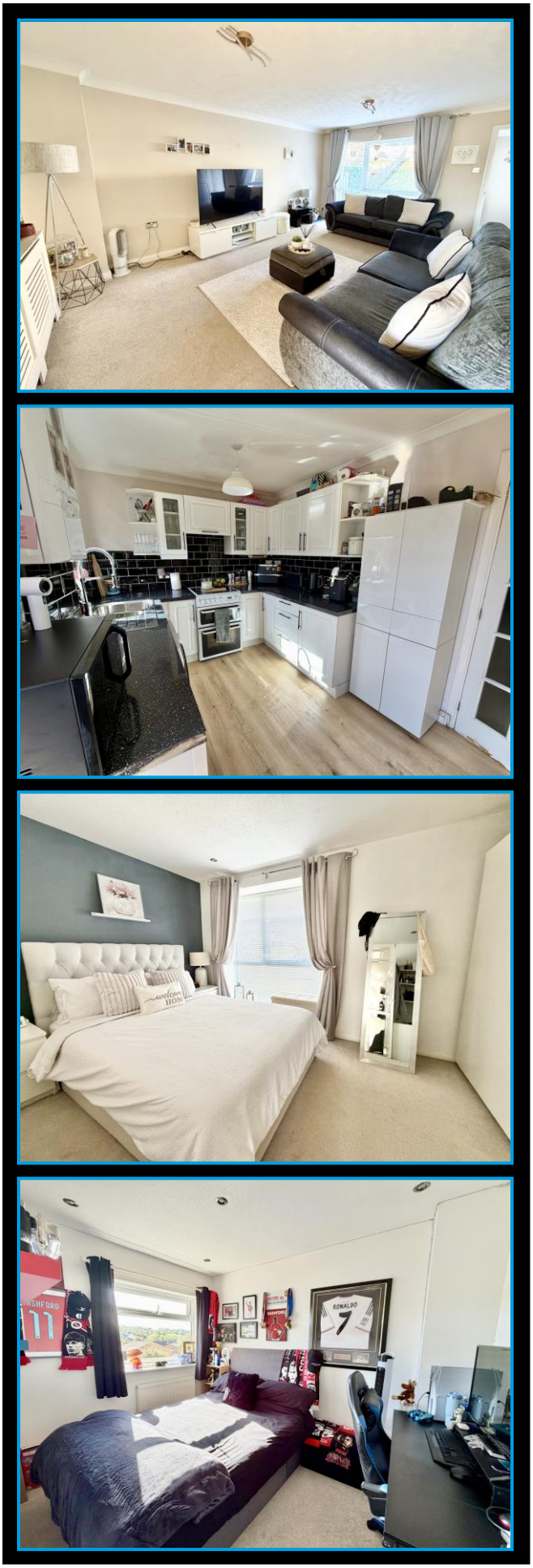
Guide Price £255,000
12 Meadow View Road, Exmouth, EX8 4HB







• Well Presented Terraced House • Open Plan Living / Dining Room • Modern Fitted Kitchen / Breakfast Room • 3 First Floor Bedrooms • Modern Fitted Bathroom With A Shower Over Bath • South Facing Rear Garden • Garage At Rear Of Garden • Viewing Advised



Ground Floor
Steps leading down to front entrance door.

Entrance Porch
Obscure uPVC double glazed front entrance door with window adjacent. Built in meter cupboard. Cloaks hanging rack and shoe store. Tiled flooring. Door leading to:

Living / Dining Room 17'8" (5.38m) Max x 13'11" (4.24m) Max
An open plan living / dining room of good proportion with stairs rising to first floor landing. Central heating radiator. Coving to ceiling. Part glazed and wooden door leading to:

Kitchen/Breakfast Room 13'10" (4.22m) x 8'3" (2.51m)
uPVC double glazed external door leading to the rear garden with uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The cooker in situ is included in the sale. Space and plumbing for dishwasher and washing machine. Further space for freestanding American style fridge / freezer etc. Space for table and chairs. Wall mounted, gas fired, Combi boiler that supplies the central heating and domestic hot water. Central heating radiator. Tiled flooring.

First Floor

Landing
Access to insulated loft space. Built - in linen cupboard with slatted shelving. Inset spotlights to ceiling. Doors leading to:

Bedroom 1 13'11" (4.24m) x 8'8" (2.64m)
Large uPVC double glazed window to front aspect. The 2, freestanding double wardrobes are included in the sale. Central heating radiator. Fitted shelving over stair well.

Bedroom 2 10'4" (3.15m) x 7'6" (2.29m)
uPVC double glazed window to rear aspect. Inset spotlights to ceiling. Central heating radiator.

Bedroom 3 7'3" (2.21m) x 6'1" (1.85m)
uPVC double glazed window to rear aspect. Central heating radiator.

Bathroom
A modern fitted white suite comprising panelled bath with thermostatically controlled shower over, tiled to ceiling height and shower screen. Pedestal wash hand basin. Low level WC. Heated chrome ladder towel rail. Complimentary mosaic wall tiling. Inset spotlights to ceiling. Extractor fan.

Externally

The property benefits from both front and rear gardens.

The tiered Front Garden has steps leading down to the front door and to an area of stone chippings ideal for pots, tubs, planters etc. The remainder is then laid to lawn.









Southerly Facing Rear Garden
The property has an easy to maintain Rear Garden which has a patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to Artificial grass. A paved patio area and steps leading to a pedestrian door giving access to the garage.

Garage 16'11" (5.16m) x 8'8" (2.64m) Max
Up and over door to front. Power and light connected.

Tenure
The property is FREEHOLD.

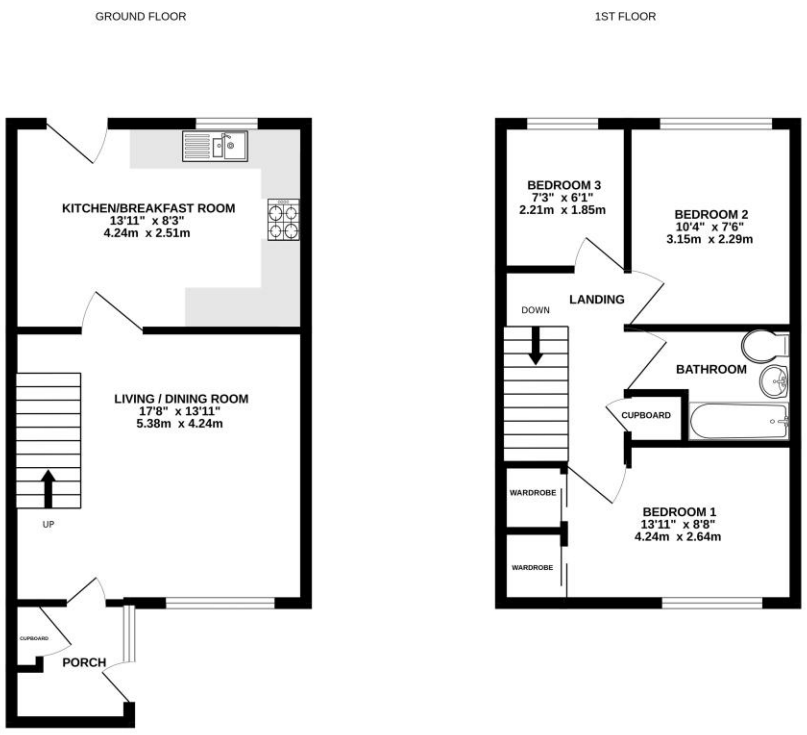
Services
All mains services are connected. The property is on a water meter. Council Tax Band B

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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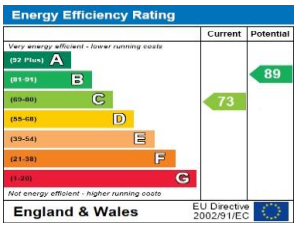
Agents Note
These are draft particulars and are awaiting vendors verification



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 operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed up Rolle Street turning left at the mini roundabout along Salterton Road. After passing Tesco and Lidl on the left, and at the traffic lights, turn left onto Dinan Way. Take the 4th turning right into Meadow View Road and the property will be found on the right hand side clearly identified by our For Sale board.





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 guidline 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.