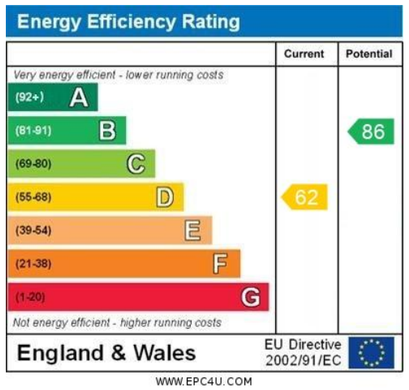










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9 Meadow Street, Exmouth, EX8 1LH

PRICE:
£194,950
TENURE: Freehold



A Terrace House Located Close To The Heart Of Exmouth Town Centre And Within Walking Distance Of The Seafront And Train Station, Offered For Sale With No Ongoing Chain

Open-Plan Lounge/Dining Room * Kitchen * Ground Floor Shower Room/Wc
Two First Floor Double Bedrooms * Gas Central Heating * Double Glazed Windows * Excellent First Time Purchase

**** Legal Fees Paid By Vendor For First Time Buyers ****
Contact Pennys For Details

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THE ACCOMMODATION COMPRISES: Composite front door giving access to:

ENTRANCE VESTIBULE: Cupboard housing meters, glazed panelled inner door to:

SITTING ROOM/LOUNGE/DINING ROOM: 6.55m x 3.66m (21'6" x 12'0") narrowing to 2.74m (9') into wall recess. Bright spacious through room with double glazed windows to front and rear aspect. In the dining area there is a radiator, attractive wooden fire surround with open fire and patterned tiled inset and gas fire set into wall recess (this is not a functional gas fire) with tiled hearth and shelf over, staircase rising to first floor landing.

KITCHEN: 4.04m x 1.73m (13'3" x 5'8") Fitted with patterned work surfaces with inset single drainer sink unit with cupboards, drawer units and plumbing for automatic washing machine beneath, electric cooker point, space for upright fridge/freezer, wall mounted cupboards, good size shelved storage larder style cupboard with light, part tiled walls, double glazed window overlooking the courtyard, double glazed door giving access into the rear courtyard.

REAR LOBBY: Door to:

GROUND FLOOR SHOWER ROOM/WC: 2.36m x 1.65m (7'9" x 5'5") Fitted with a large shower cubicle with sliding doors, shower unit and handrail, pedestal wash hand basin with tiled splashback and fitted mirror over, WC with push button flush, radiator, shaver socket, extractor fan, double glazed window with patterned glass.

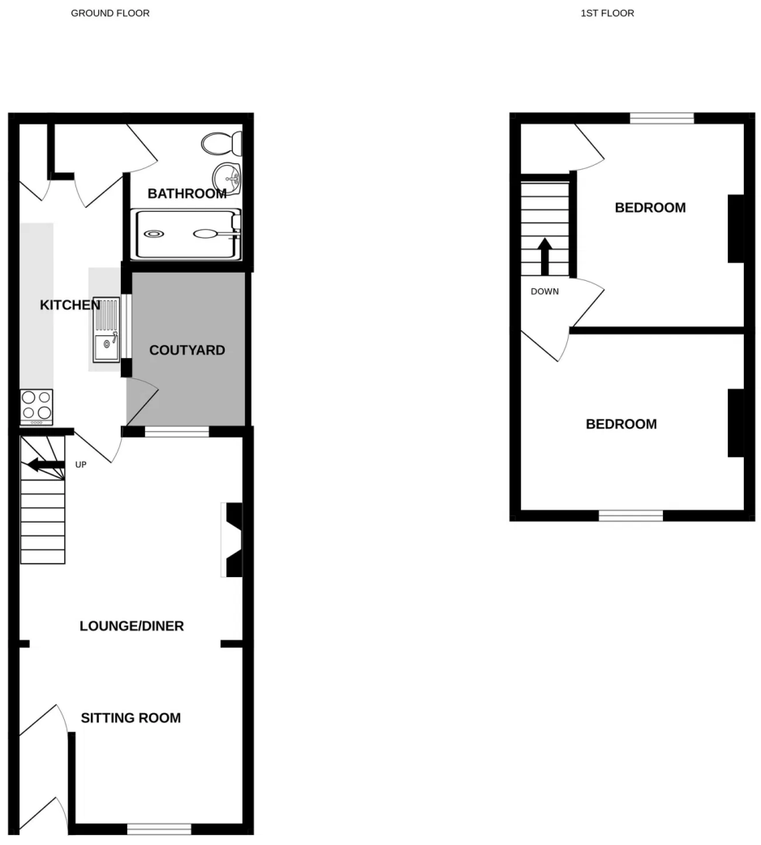
FIRST FLOOR LANDING AREA: Access to roof space.

BEDROOM 1: 3.81m into wall recess x 2.95m (12'6" x 9'8") A good size main bedroom with double glazed window to front aspect, radiator.

BEDROOM 2: 3.45m x 2.74m (11'4" x 9'0") into wall recess with fitted clothes rail and shelf over. A good size second bedroom with TV point, linen cupboard with slatted shelving and also housing the Vaillant gas boiler for hot water and central heating, radiator.

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 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).

FLOOR PLAN:



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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