

Guide Price £257,500

18 Rowlstone Close, Exmouth, EX8 5PH



- Semi Detached House In Popular Cul-De-Sac • Gas Central Heating & Double Glazing
- Living Room & Kitchen • 2 First Floor Double Bedrooms • Bathroom Including Shower Over Bath
- Driveway & Garage • Landscaped Rear Garden • Handy For Local Shops, Doctors & Primary School



Accommodation

Ground Floor

Step up to obscure uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Porch

uPVC double glazed window to front. High level electric trip switch fuse box. Wooden flooring. Obscure glazed door leading to:

Living Room 17'4" (5.28m) x 12'11" (3.94m)

uPVC double glazed window to front. Staircase rising to first floor with under stairs storage cupboard. Radiator. Inset ceiling lights. Wooden flooring. Obscure glazed door leading to:

Kitchen 12'11" (3.94m) x 9'0" (2.74m)

uPVC double glazed external door leading to rear garden and uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Electric cooker point. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Further space for freestanding fridge/freezer etc. Radiator. Tiled flooring. Inset ceiling lights. Wall mounted gas fired boiler that supplies the central heating and domestic hot water.

First Floor

Landing

Access to insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 12'11" (3.94m) x 9'0" (2.74m)

uPVC double glazed window to rear. Airing cupboard housing the hot water tank with slatted shelving. Radiator. Inset ceiling lights.

Bedroom 2 12'11" (3.94m) x 9'5" (2.87m)

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Suite comprising panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Inset ceiling lights.



Externally

The open plan Front Garden is laid to lawn with a pathway and steps leading down to front entrance door. Cupboard housing the electric meter. A driveway to the side of the property provides ample off road parking.

Rear Garden

The property has an enclosed, South Easterly facing and easy to maintain Rear Garden being laid to a mixture of patio and decking providing ideal spaces for outdoor dining and sitting during the fine weather. Timber panel fenced boundaries. Outside water tap. Front pedestrian access via timber garden gate. Within the rear garden is:

Garage 18'3" (5.56m) x 9'5" (2.87m)

Up and over door to front. uPVC double glazed window to side. Power and light connected.

Tenure

The property is FREEHOLD

Services

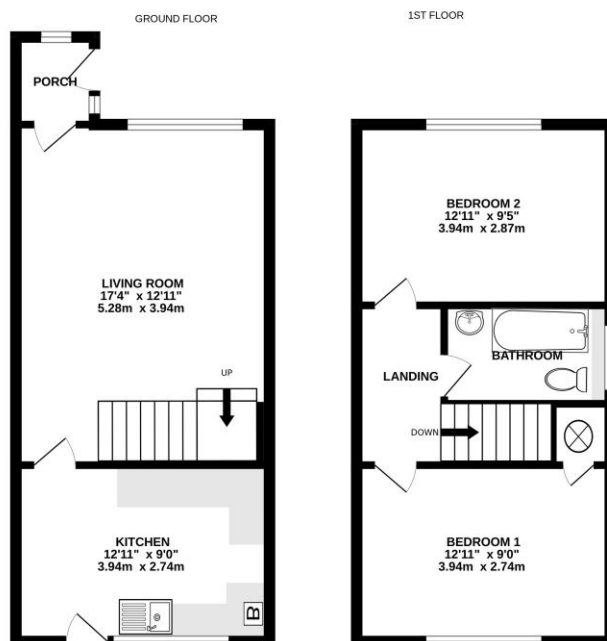
All mains services are connected. Council Tax Band C

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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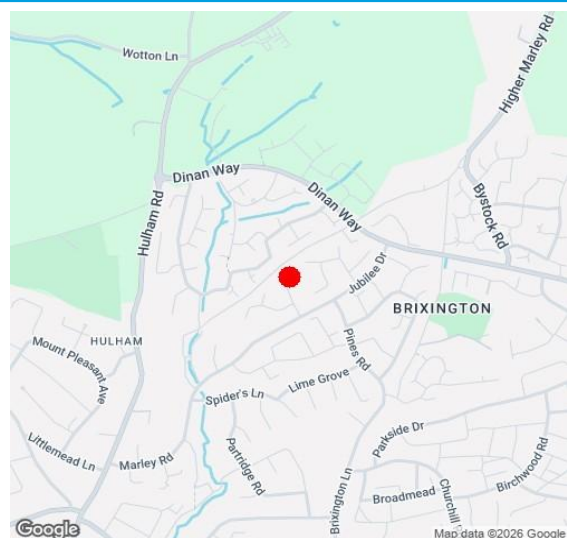
ROWSTONE CLOSE, EXMOUTH

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 misstatement. 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, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (signposted Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Take the 4th turning on the left into Rowstone Close where the property will be found at the end of the Cul-De-Sac, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			78
(81-91) B			
(69-80) C			
(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	



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.