

Guide Price £240,000
10 Priddis Close, Exmouth, EX8 5PG



- A Modern Terrace House Overlooking A Green Area • 2 Double Bedrooms • Lounge/Dining Room
- Kitchen/Breakfast Room And Rear Double Glazed Utility Porch • Bathroom/WC With White Suite
- Front And Rear Gardens • Garage In A Block
- NO ONWARD CHAIN



Accommodation

Ground Floor

Composite entrance door to:

Entrance porch

Inner door to:

Lounge/Dining Room 18'8" (5.69m) x 12'6" (3.81m)

Double glazed window to the front. Stairs to the first floor. Cupboard under stairs. Radiator. TV aerial point. Door to:

Kitchen/Breakfast Room 12'6" (3.81m) x 8'2" (2.49m)

Double glazed window to the rear. Units comprising base cupboard and drawer units. Eye level units over. Worktop surfaces with tiled splashback. Inset single drainer sink unit. Plumbing for dishwasher. Space for fridge/freezer. Space for cooker with cooker hood over. Double glazed door to;

Rear Utility Porch 7'6" (2.29m) x 3'7" (1.09m)

Double glazed. Plumbing for washing machine. Double glazed door to the rear garden.

First Floor

Landing

Hatch to roof space with pull down ladder housing the gas fired boiler supplying the domestic hot water and central heating. Pull down ladder. Doors to:

Bedroom 1

Double glazed window to the front overlooking a green area. Radiator. TV aerial point.

Bedroom 2 12'6" (3.81m) x 8'2" (2.49m)

Double glazed window to the rear. Built-in linen cupboard. Built-in wardrobe. Radiator.

Bathroom/WC

White suite comprising panelled bath. Tiled splashback. Mira shower over. Pedestal wash hand basin. Close-coupled WC. Extractor fan. Heated towel rail.

Externally

The front of the property is approached via a pedestrian walkway running along the side of a green area. The front garden is laid mainly to lawn with flower and shrub borders. To the rear there is an enclosed garden laid to lawn with flower and shrub borders. A gate leads to the rear where the property has a garage located in a block.

Garage

Of single size with up and over door.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B



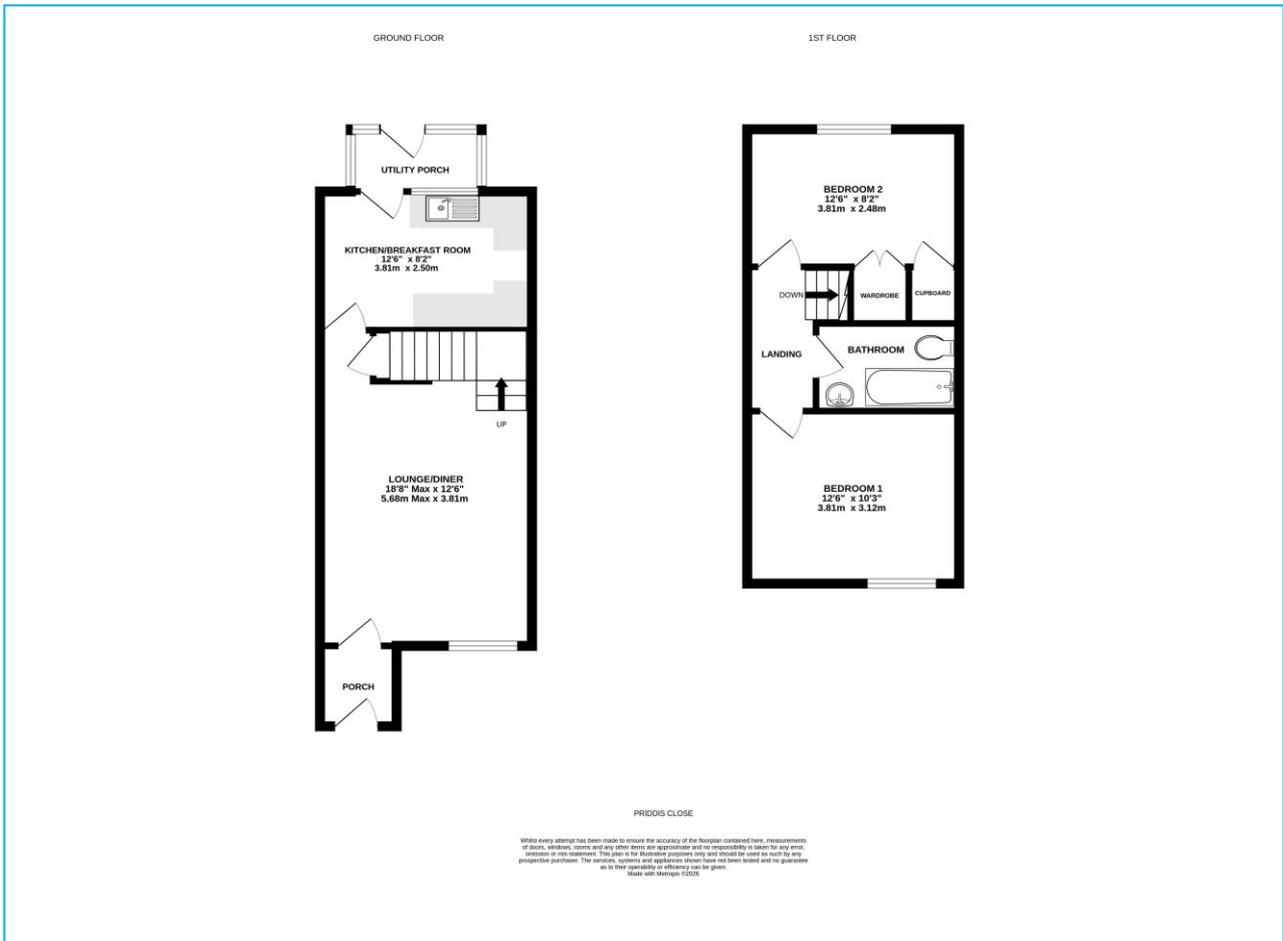


Mortgage Assistance

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

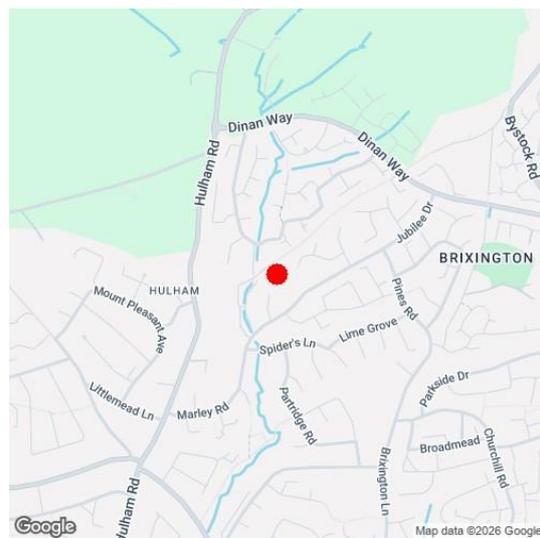
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).



Directions

From our prominent Town Centre office turn right down Rolle Street, and take a left at the first roundabout and then a right at the next onto Marine Way. Proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed up the hill and take the turning right into Marley Road. Take the 3rd turning on the left into Priddis Close were the property will be found on the right hand side at the top of the cul-de-sac, overlooking the green area.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
66	77
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.