



2 Reynolds Mews, Church Road,  
Exmouth, EX8 1SH

GUIDE PRICE  
**£174,950**  
TENURE Freehold



**A Centrally Located Freehold One Bedroom House Ideal As A First Time Purchase or Investment Opportunity**

Lounge \* Kitchen \* Double Bedroom \* Bathroom/WC \* Air Conditioning Unit  
Double Glazed Windows

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### THE ACCOMMODATION COMPRISES:

**ENTRANCE CANOPY:** Upvc front door with patterned window inset to:

**LOUNGE:** 4.06m x 2.67m (13'4" x 8'9") plus double glazed square bay window overlooking front aspect. Television point; electric consumer unit; opening to:

**KITCHEN:** 2.34m x 2.67m (7'8" x 8'9") Fitted with patterned worktops with tiled surrounds; cupboards and drawer units beneath and inset sink unit with mixer tap; ceramic electric hob with extractor hood over; built in oven below; wall mounted cupboards; plumbing for automatic washing machine beneath further worktop; space for fridge/freezer; Samsung air conditioning unit for both hot and cold air; double glazed window and door to rear aspect; stairs rising to:

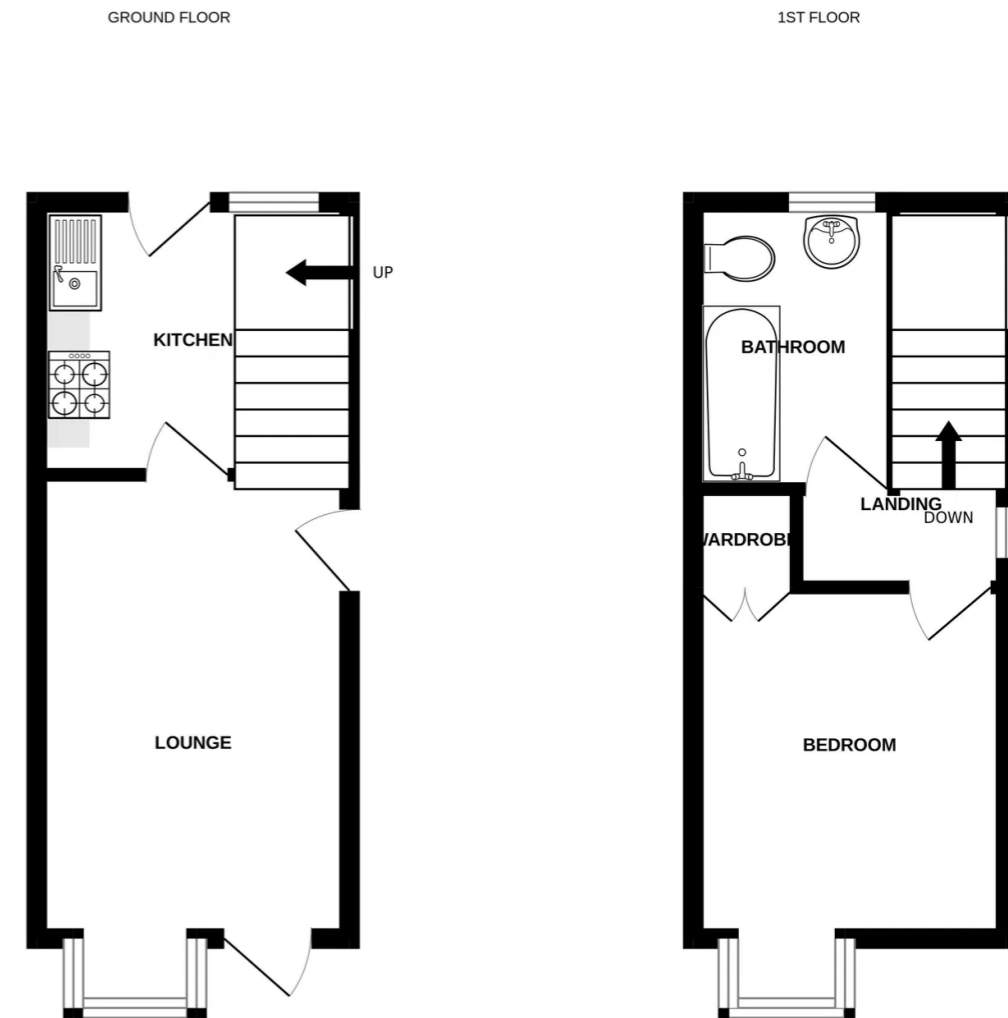
**FIRST FLOOR LANDING:** With access to roof space via loft ladder.

**BEDROOM:** 3.07m x 2.69m (10'1" x 8'10") measurement excluding double glazed square bay window to front aspect. Built in wardrobe; television point.

**BATHROOM/WC:** 2.46m x 1.73m (8'1" x 5'8") Comprising bath with shower unit over; shower splash screen; pedestal wash hand basin; WC; double glazed window with patterned glass; tiling to splash prone areas; heated towel rail.

**OUTSIDE:** To the rear of the property there is a small enclosed courtyard area.

### 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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