



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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11 Duke of Cornwall Close, Exmouth,
EX8 4RJ

GUIDE PRICE
£170,000
TENURE Freehold



A Two Bedroom Mid Terrace House Located In A Popular Area With Front And Rear Gardens, Parking Space And Offered For Sale With No Ongoing Chain

Lounge * Kitchen/Breakfast Room * Two Bedrooms Bathroom/Wc
Upvc Double Glazed Windows * Gas Central Heating Via Modern Boiler
General Refurbishment Required * Super First Time Purchase

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THE ACCOMMODATION COMPRISES: Entrance canopy with uPVC front door with patterned double glazed window inset to:

LOUNGE: 4.22m x 3.78m (13'10" x 12'5") Double glazed window to front aspect, radiator, staircase rising to first floor landing with useful understairs recess.

KITCHEN/BREAKFAST ROOM: 3.78m x 2.54m (12'5" x 8'4") Single drainer sink unit set in work surfaces with tiled surrounds, cupboards, plumbing for automatic washing machine beneath worktops, wall mounted cupboards, gas cooker point, modern Ideal gas boiler for hot water and central heating, breakfast bar area with radiator beneath and storage cupboards over, double glazed window overlooking the rear aspect, double glazed door with patterned glass giving access into the rear garden.

FIRST FLOOR LANDING: Access to roof space.

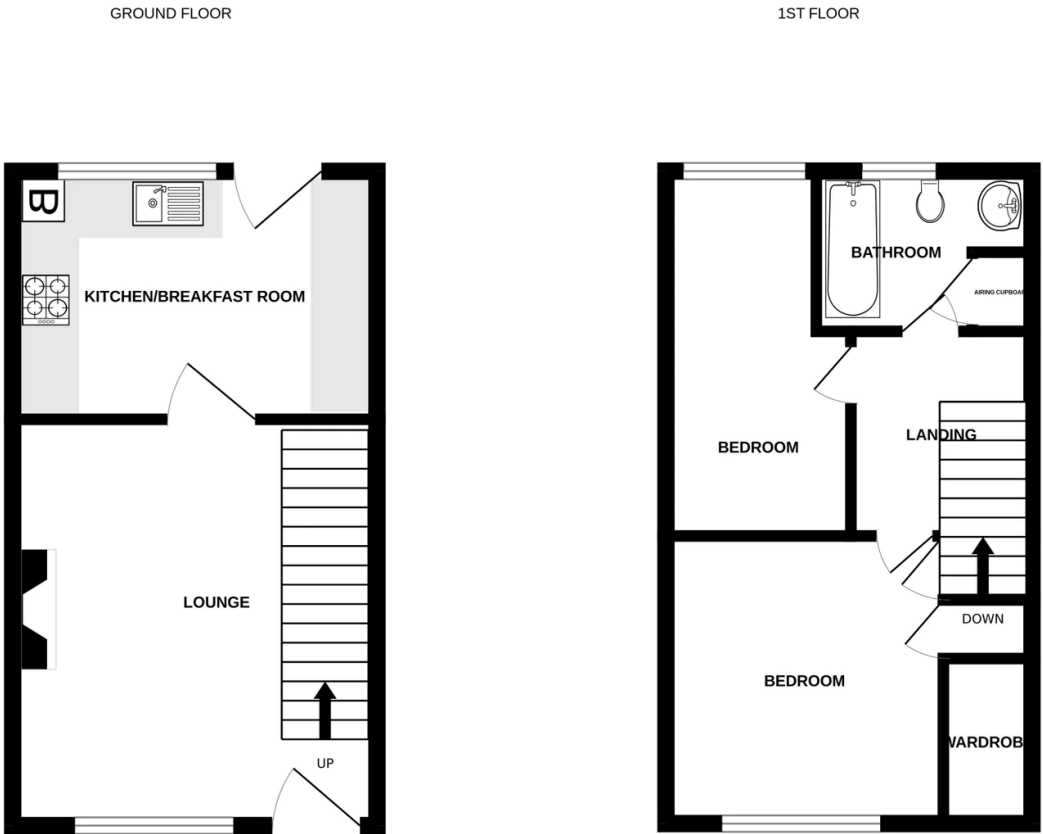
BEDROOM 1: 3m x 2.82m (9'10" x 9'3") Built-in wardrobe with sliding mirror fronted doors, storage cupboards over stairwell recess, radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.86m x 1.93m (12'8" x 6'4") narrowing at one end to 1.55m (5'1") uPVC double glazed window to rear aspect, radiator.

BATHROOM/WC: 2.08m x 1.7m (6'10" x 5'7") Bath with shower unit over, shower curtain and rail, pedestal wash hand basin, WC, tiling to splash prone areas, linen cupboard, extractor fan, uPVC double glazed window with patterned glass.

OUTSIDE: Located close by is an allocated parking space. There is a decorative stone front garden with pathway leading to front door. To the rear is a fully enclosed garden, planned with ease of maintenance in mind with decorative stone garden and patio 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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