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LINKS ESTATE AGENTS

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Guide Price £270,000
54 New Street, Exmouth, EX8 1RT







• Updated & Extended 3 Double Bedroom House • Gas Central Heating & uPVC Double Glazing • Ground Floor Cloakroom, Living Room • Dining Room & Kitchen • 2 First Floor Double Bedrooms & Bathroom • Second Floor Double Bedroom & En - Suite Shower Room • Enclosed Rear Courtyard • Level Walk To Town Centre, Train Station & Seafront









Ground Floor
Step up to composite front entrance door leading to:

Entrance Porch
High level electric meter and trip switch fuse box. Half glazed door leading to:

Entrance Hall
Staircase rising to first floor. Radiator. Wooden flooring. Doors leading to dining room and:

Living Room 12'8" (3.86m) x 9'5" (2.87m)
uPVC double glazed window to front. Focal point of ornate cast iron fireplace feature. Radiator. Wooden flooring.

Dining Room 12'11" (3.94m) x 12'7" (3.84m)
uPVC double glazed window to rear. Radiator. Half obscure uPVC double glazed external door leading to rear garden. Wooden flooring. Open to kitchen and door leading to:

Cloakroom
Modern fitted white suite of low level WC and wall mounted wash hand basin. Extractor fan.

Kitchen 9'4" (2.84m) x 5'6" (1.68m)
uPVC double glaze window to side. Cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with filter above and eye level electric oven and grill to side. The dishwasher, washing machine and freestanding fridge / freezer in situ are all included in the sale. Wooden flooring. Inset ceiling lights.

First Floor

Half Landing
uPVC double glazed window to rear. Stairs rising to:

Landing
Staircase rising to second floor with under stairs storage cupboard. Smoke alarm. Doors leading to:

Bedroom 2 16'6" (5.03m) x 9'6" (2.9m)
uPVC double glazed window to front. Focal point of ornate cast iron fireplace feature. Radiator.

Bedroom 3 12'6" (3.81m) x 10'7" (3.23m)
uPVC double glazed window to rear. Focal point of cast iron ornate fireplace feature. Radiator. Door and steps leading down to:

Bathroom
Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with electric shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Radiator. Tiled flooring. Extractor fan. Inset ceiling lights. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.



Second Floor

Landing
uPVC double glazed window to rear. Door leading to:

Bedroom 1 17'2" (5.23m) x 11'3" (3.43m) Plus Recess
Dual aspect having uPVC double glazed window to rear and double glazed skylight window to front. Radiator. Wooden flooring. Access to Eaves storage, ideal for suitcases etc. Door leading to:

En - Suite
Obscure uPVC double glazed window to rear. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit and splashback walls, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

Courtyard
The property has an enclosed Courtyard garden providing an ideal space for outdoor dining and sitting during the fine weather. Rendered brick wall boundaries. Rear pedestrian access via timber garden gate.

Tenure
The property is FREEHOLD

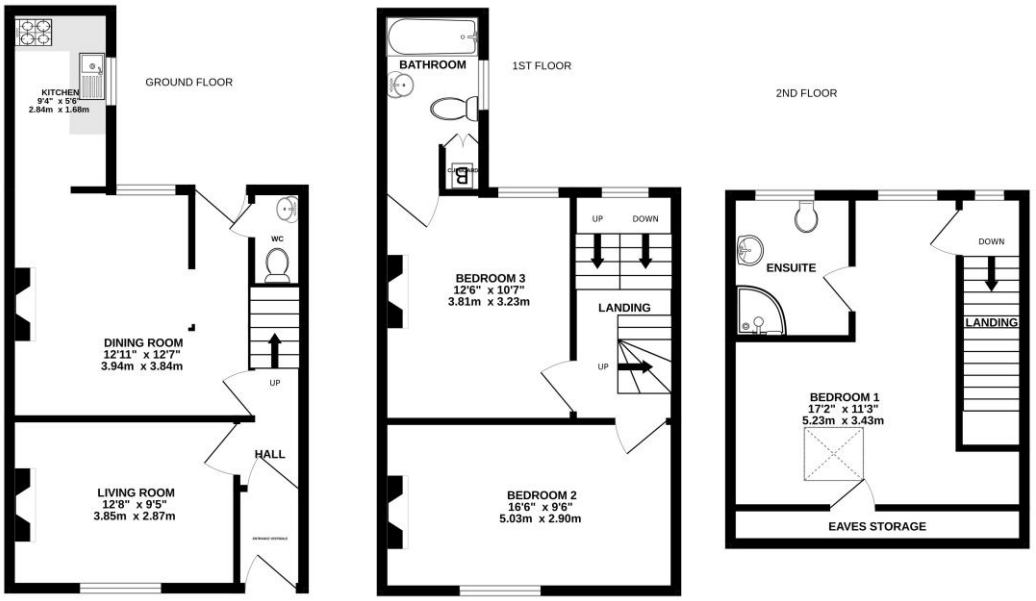
Services
All mains services are connected. The property is on a water meter. Council Tax Band B

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

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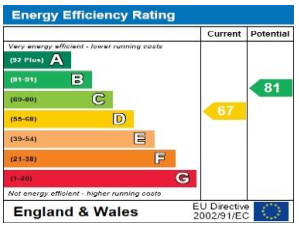


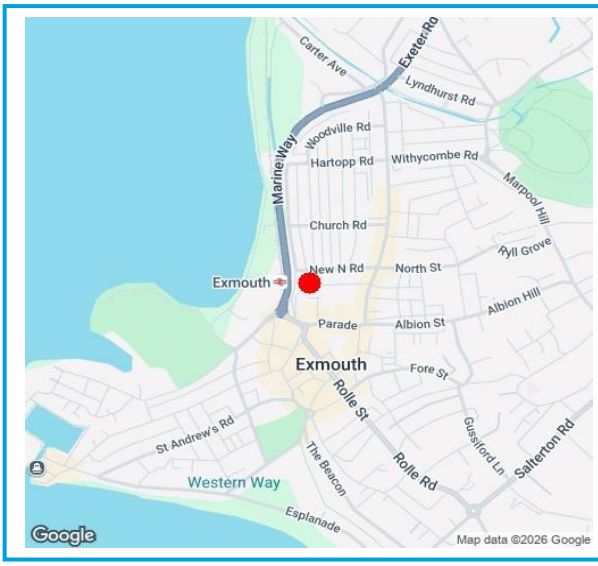
NEW STREET, EXMOUTH

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 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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Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand gardens, into The Parade and into Exeter Road. Take the 2nd turning on the left into New Street where the property will be found towards the end of the road, on the right hand side, clearly identified by our For Sale sign.





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 guidline 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.