

01395 222350

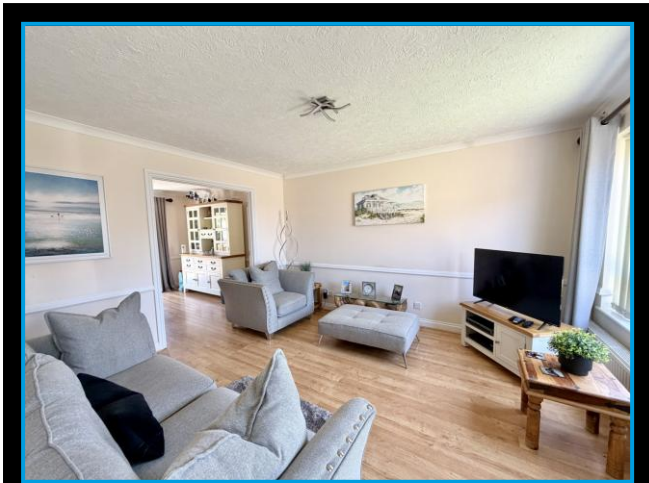
**LINKS**  
ESTATE AGENTS

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**Guide Price £335,000**  
**26 Rowlstone Close, Exmouth, EX8 5PH**



- Beautifully Presented And Extended 3 Bedroom Semi Detached House • Living Room And Dining Room • Modern Fitted Kitchen With Integrated Appliances • Modern Shower room/WC
- Gas Central Heating And Double Glazing • Landscaped Gardens Front And Rear
- Driveway And Garage • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Entrance canopy. Outside courtesy light. Double glazed entrance door to:

### Entrance Hall

Stairs to first floor. Telephone point. Radiator. Twin glazed doors to:

### Living Room 13'3" (4.04m) x 12'5" (3.78m)

Double glazed window to the front. Further obscured double glazed window to the front. 2 Radiators. TV point. Built-in cupboard under stairs. Opening to:

### Dining Room 15'8" (4.78m) x 10'10" (3.3m)

Double glazed French doors leading to the rear garden. Courtesy door into the garage. Radiator. Opening to:

### Kitchen 9'10" (3m) x 6'11" (2.11m)

Double glazed window to the rear. Refitted with a modern range of base cupboard and drawer units with wall mounted units over. Single drainer composite sink unit. Work top surfaces. Integrated electric oven. Inset 4 ring electric hob with concealed cooker hood over. Integrated fridge and washing machine. Breakfast bar. Unit housing Glow Worm gas fired boiler supplying domestic hot water and central heating.

### First Floor Landing

Double glazed window to the side. Hatch to loft space. Doors to:

### Bedroom 1 15'8" (4.78m) Including Wardrobes x 8'10" (2.69m)

Double glazed window to the front. Built-in wardrobe/storage cupboard. Radiator.

### Bedroom 2 9'8" (2.95m) x 9'2" (2.79m)

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

### Bedroom 3 9'10" (3m) Into Recess x 6'11" (2.11m)

Double glazed window to the front. Built-in wardrobe/storage cupboard. Radiator.

### Shower room/WC

Obscured double glazed window to the rear. Refitted modern suite comprising a glazed shower cubicle. Mira electric shower. Laminate splash backs. Pedestal wash hand basin. Close-coupled WC. Radiator.

### Externally

The front garden is designed with ease of maintenance in mind with a faux grass lawn. Flower and shrub borders with slate chipping covering.

To the rear is an attractive landscaped patio style garden comprising a paved patio with rockery style flower and shrub borders. Shallow tread steps lead up to a further larger paved area with flower and shrub borders. Outside water tap and lighting.





### **Driveway**

Providing off road parking. Leading to:

### **Garage 16'5" (5m) x 7'8" (2.34m)**

Up and over door. Power and light. Courtesy door into the main property.

### **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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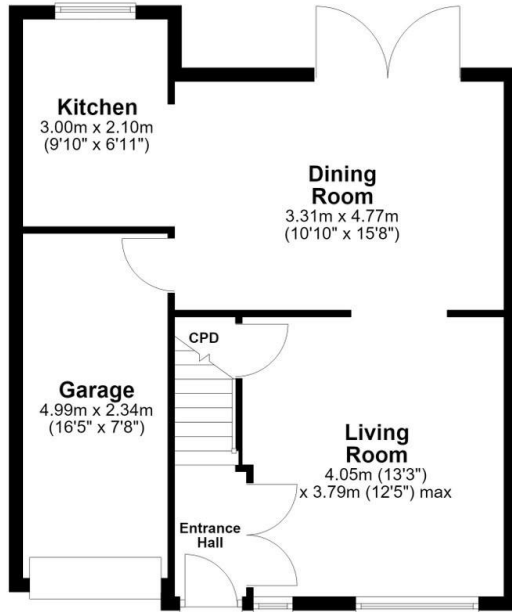
### **Agents Note**

Please note these are draft particulars and are awaiting vendors verification.



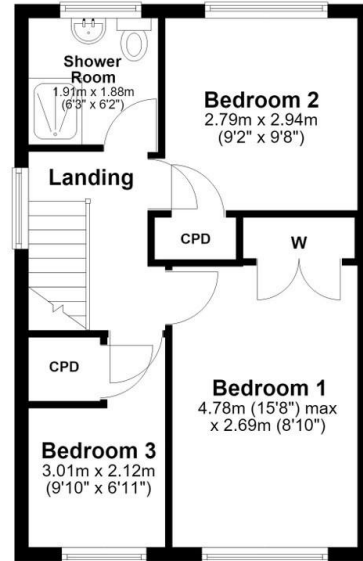
**Ground Floor**

Approx. 42.1 sq. metres (453.2 sq. feet)  
(excluding Garage)



**First Floor**

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

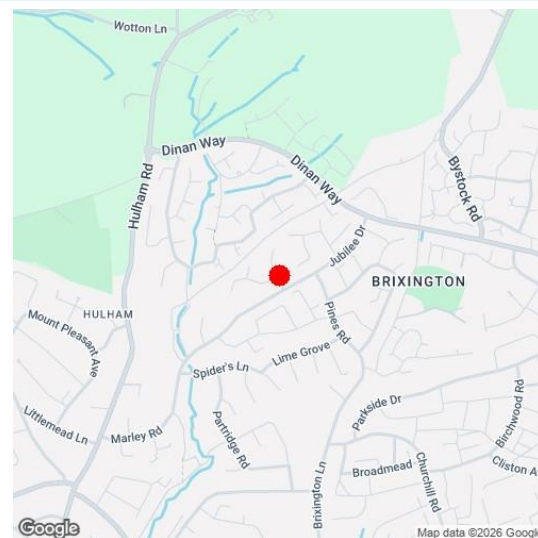
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**26 Rowstone Close, EXMOUTH**

**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 (Honiton/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 and the property will be found on the right hand side.

| Energy Efficiency Rating                     |           |
|--|-----------|
| Current                                      | Potential |
| More energy efficient - lower running costs  |           |
|  |           |
| 69   | 81        |
| Less energy efficient - higher running costs |           |
| England & Wales                              |           |
| EU Directive 2002/91/EC                      |           |



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TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.