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LINKS
ESTATE AGENTS

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Guide Price £350,000

47 Withycombe Road, Exmouth, EX8 1TF



- Bay Fronted Victorian House - NO ONWARD CHAIN • Gas Central Heating & Triple / Double Glazing • Ground Floor Cloakroom • 2 Reception Rooms, Kitchen / Breakfast Room
- 3 Double Bedrooms & Bathroom • Level Rear Garden • Detached Single Garage & Parking In Front
- Level Walk To Town, Train Station, Schools & Phear Park



Ground Floor

Step up to composite front entrance door leading to:

Entrance Porch

Dado rail. ½ stained glass / obscure glazed, original wooden door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wall mounted thermostat. Wall mounted electric meter and trip switch fuse box. Laminate flooring. Smoke alarm. Door leading to kitchen/breakfast room, dining room and:

Cloakroom

Modern fitted white suite comprising low level WC and wall mounted wash hand basin. Tiled splash backs. Laminate flooring.

Dining Room 11'2" (3.4m) x 9'7" (2.92m)

Radiator. Laminate flooring. Glazed door leading to kitchen/breakfast room and open to:

Living Room 14'7" (4.45m) Into Bay x 12'0" (3.66m) Max

Walk-in uPVC triple glazed bay window to front. Coal effect living flame gas fire with hearth and wooden mantle surround. TV point. Radiator. Laminate flooring. Coved ceiling. Wall mounted Air conditioning unit.

Kitchen / Breakfast Room 15'0" (4.57m) x 10'11" (3.33m)

½ obscure uPVC double glazed external door to rear garden, uPVC double glazed window adjacent, further window to rear. Range of modern fitted wall and floor mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Ceramic 1½ bowl sink and single drainer unit with mixer tap. Built-in stainless steel 4 ring gas hob with electric oven below and filter hood above. Integrated dishwasher. Space and plumbing for washing machine. Space and vent for tumble dryer. The freestanding fridge/freezer in situ is included in the sale. Radiator. Wall mounted gas fired combi boiler supplying the central heating and domestic hot water. Velux window. Inset ceiling lights. Tiled flooring.

First Floor

Half Landing

Stairs rising to first floor landing. Doors leading to:

Bedroom 3 11'8" (3.56m) x 7'4" (2.24m)

uPVC double glazed window to rear. Radiator. Access to roof void.

Landing

Window to rear. Access to insulated and boarded loft space, with Velux window to rear, via trapdoor and fold down stairs. Smoke alarm. Exposed floorboards. Doors leading to:



Bedroom 1 14'6" (4.42m) Into Bay x 8'6" (2.59m)

Walk - in triple glazed bay window to front. Wall mounted Air conditioning unit. Radiator.

Bedroom 2 11'2" (3.4m) x 9'7" (2.92m)

Double glazed window to rear. Radiator. Exposed floorboards.

Bathroom

Obscure uPVC triple glazed window to front. White suite comprising panelled bath with electric shower unit over. Low level WC and vanity wash hand basin. Fully tiled walls and floor. 2 Heated towel rails.

Front Garden

There is a small and easy to maintain Front Garden with wall boundaries. Pathway to front entrance door. Outside gas meter cupboard.

Rear Garden

There is an enclosed Rear Garden having walled and timber fenced boundaries. There is a decking and patio area adjacent the property, being ideal for outdoor dining and sitting during fine weather, with the remainder being laid to Stone with shrub bed borders. Rear pedestrian access via timber garden gate. Outside water tap. Outside power points. Outside lighting. In the rear garden, there is:

Detached Garage 16'3" (4.95m) x 10'3" (3.12m)

Up and over door to front. Window to side and rear. Power and light connected.

Please note the current vendors park a vehicle in front of the garage door.

Tenure

The property is FREEHOLD

Services

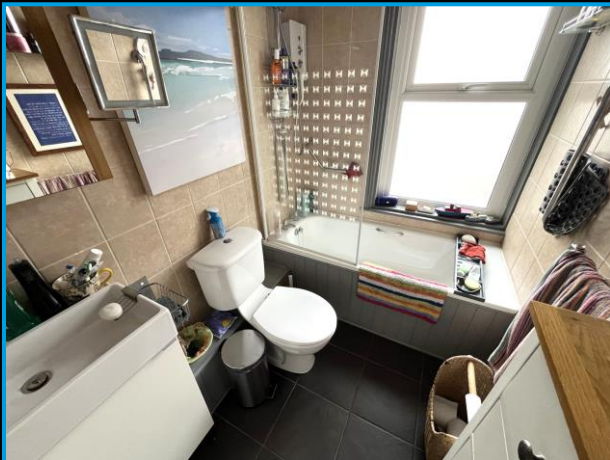
All mains services are connected. Council Tax Band C

Mortgage Assistance

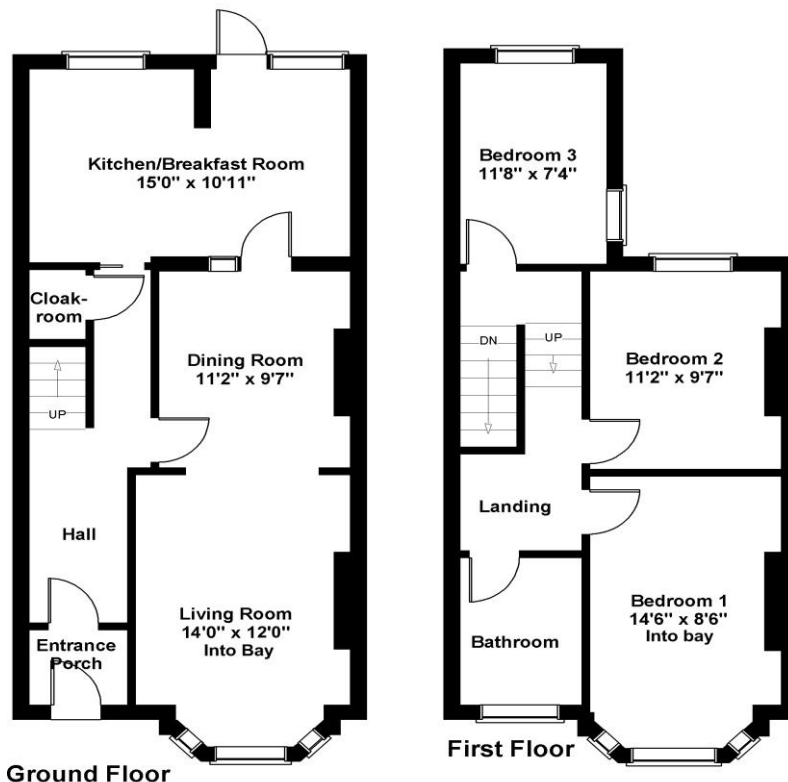
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)



47 Withycombe Road



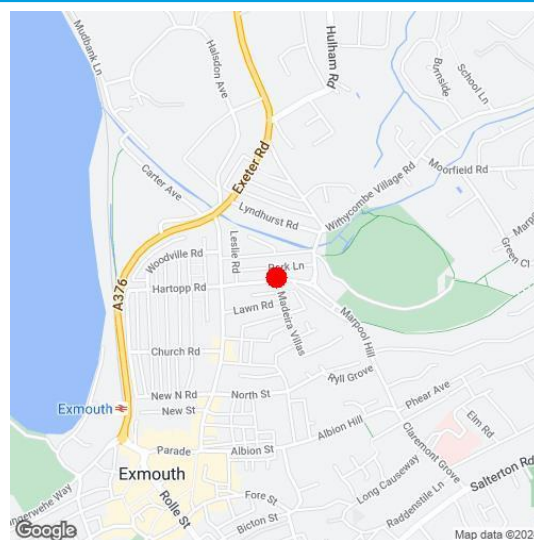
SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fireplaces are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or the creator, David Pendlebury.

Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand Gardens and turn right at the mini roundabout into The Parade and on into Exeter Road. With The Park Hotel on the right, turn right into Withycombe Road where the property will be found on the left hand side, opposite Madeira Villas, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			35
Not energy efficient - higher running costs			
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.