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LINKS
ESTATE AGENTS

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Guide Price £450,000
67 St Andrews Road, Exmouth, EX8 1AS



- Spacious, Bay Fronted, 4 Bedroom Mid Terraced House
- Level Walking Distance To Seafront, Marina, Train Station & Town
- Gas Central Heating & Double Glazing
- Sitting Room, Dining Room, Kitchen / Breakfast Room
- Ground Floor Bedroom & Shower Room
- 3 First Floor Bedrooms, Utility & Bathroom
- Southerly Facing Rear Garden & Parking Space
- NO ONWARD CHAIN



Accommodation

Ground Floor

Hardwood front entrance door leading to:

Entrance Porch

Attractive tiled flooring. Dado rail. Picture rail. Hardwood door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Smoke alarm. Cupboard that houses the electric meter and electric trip switch fuse box. Doors leading to Dining room, inner hallway and:

Sitting Room 16'1" (4.9m) Into Bay x 14'10" (4.52m)

Walk - in uPVC double glazed bay window to front. 2 radiators. Picture rail. Ornate coving.

Dining Room 17'1" (5.21m) Into Bay x 12'10" (3.91m)

Currently being used as a bedroom. Walk - in, uPVC double glazed bay window to rear. Radiator. Picture rail. Ornate coving.

Inner Hallway

Radiator. Picture rail. Doors leading to bedroom five, shower room and:

Kitchen / Breakfast Room 13'11" (4.24m) x 11'6" (3.51m)

Dual aspect having uPVC double glazed external door to side that leads to rear garden, windows to either side and uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. The gas cooker washing machine and fridge freezer in situ are all included in the sale. Radiator.

Bedroom 4 9'11" (3.02m) x 8'3" (2.51m)

uPVC double glazed window to side. Radiator.

Shower Room

Obscure uPVC double glazed window to side. White suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator / towel rail.

First Floor

Half Landing

Obscure uPVC double glazed window to side. Smoke alarm. Stairs rising to landing. Radiator.

Landing

Picture rail. Smoke alarm. Doors leading to 2 bedrooms.

Bedroom 1 19'3" (5.87m) x 16'2" (4.93m) Into Bay

Currently being used as a living / dining room. Walk - in uPVC double glazed bay window to front and further uPVC double glazed window to front. Fireplace feature. 2 radiators. Picture rail. Ornate coving.

Bedroom 2 14'3" (4.34m) Into Bay x 11'5" (3.48m)

Walk - in uPVC double glazed bay window to rear. Built - in single wardrobe. 3 radiators. Picture rail.

Bedroom 3 12'11" (3.94m) x 11'8" (3.56m) Plus Recess

uPVC double glazed window to rear. Fitted double wardrobe. Radiator. Picture rail.



Utility Room 8'6" (2.59m) x 7'11" (2.41m)

uPVC double glazed window to side. Range of cupboard and drawer storage units with roll edged work surfaces. Stainless steel single sink and drainer unit with mixer tap. Space for appliances. Picture Rail.

Bathroom

Obscure uPVC double glazed window to side. Coloured suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Pedestal wash hand basin. Radiator. Fitted storage cupboard.

Cloakroom

uPVC double glazed window to side. White suite of low level WC.

Externally

The level and easy to maintain area of garden to the front is laid to patio and Stone chippings, with a low brick wall boundary. Pedestrian gate leads to footpath that then leads to the front entrance door. Outside gas meter box.

Rear Garden

A feature of this property is the larger than the average, level and Southerly facing rear garden. There is a patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Brick wall boundaries. Timber garden shed with patio area to the front. Pedestrian access via timber garden gate that leads to:

Parking

There is off road parking for one motor vehicle to the rear of the rear garden and residents parking to the front.

Tenure

The property is FREEHOLD

Services

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

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

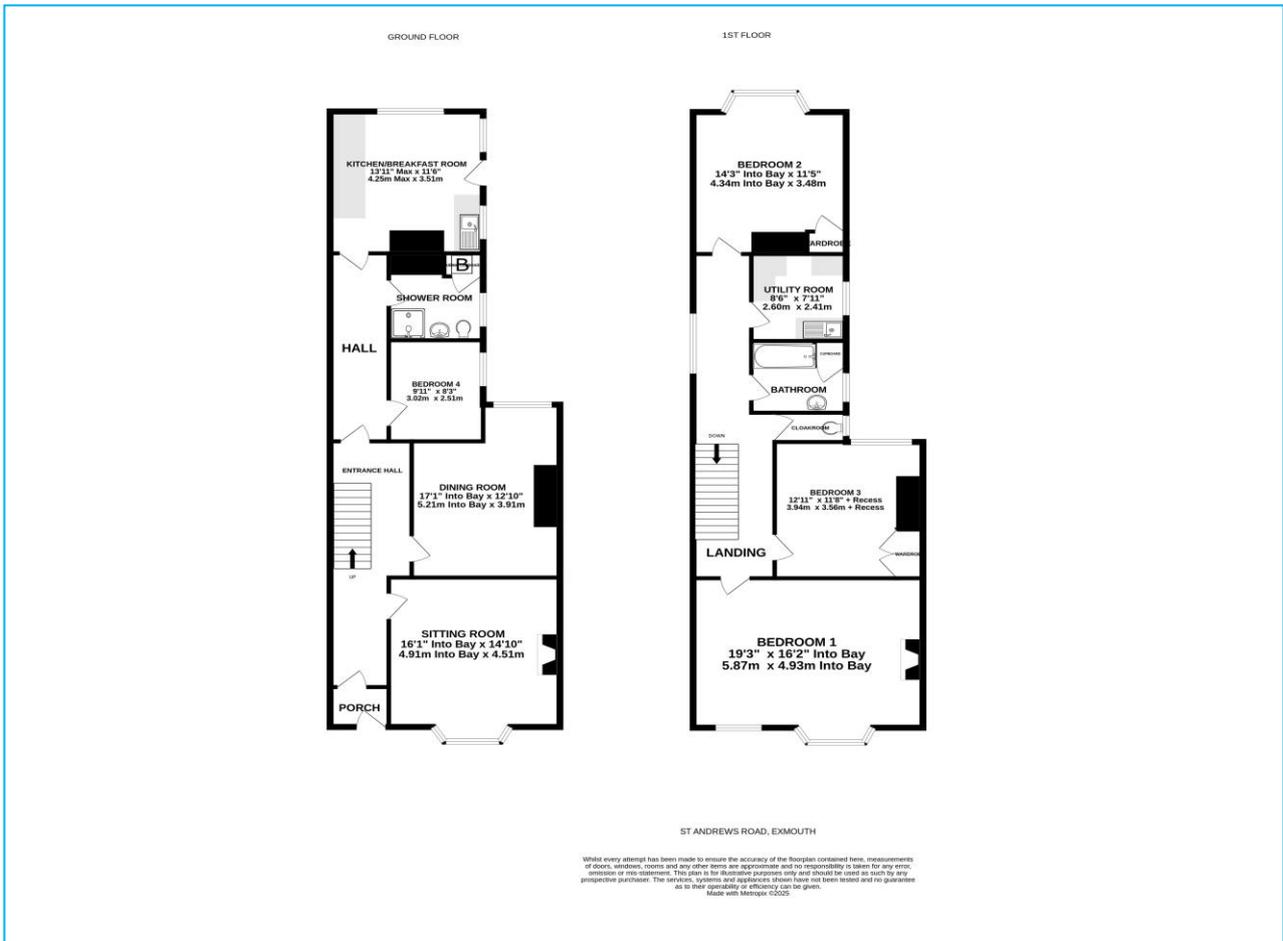
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

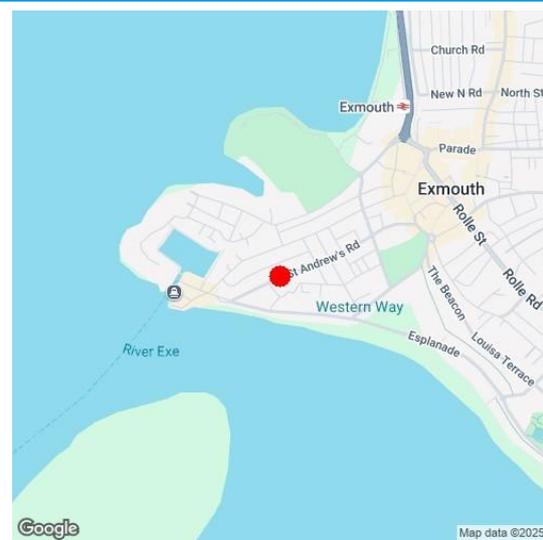




Directions

From our prominent Town centre office, on foot, proceed down Rolle Street, turning left at the traffic lights into Queen Street passing Bowlinger Court on your left. Cross over the road with Exmouth Council offices opposite and turn right along St Andrews Road. Proceed over Imperial Road and continue along St Andrews Road towards the Seafront. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	79
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.