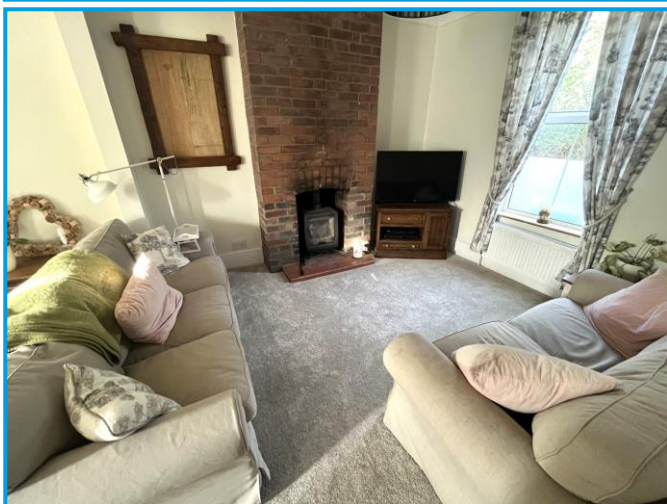


**Guide Price £285,000**

**209 Withycombe Village Road, Exmouth, EX8 3BB**



- Well Presented Mid Terraced House • Handy For Withycombe Village Amenities • Gas Central Heating & Double Glazing • 24", Dual Aspect Sitting / Dining Room • Modern Fitted Kitchen
- 2 Double Bedrooms With Fireplace Features • Modern Fitted, First Floor Bathroom
- Residents Parking, South Westerly Facing Rear Garden





## Accommodation

### Ground Floor

Step up to composite front entrance door, with outside lighting, leading to:

#### Entrance Hall

Obscure uPVC double glazed window to front. Staircase rising to first floor. Radiator. Wall mounted electric fuse box and meter. Wooden flooring. Door leading to:

#### Sitting / Dining Room 24'4" (7.42m) Max x 13'8" (4.17m) Max

Carpet fitted October 2024

#### Sitting Area 10'10" (3.3m) x 10'8" (3.25m)

uPVC double glazed window to front. Focal point of brick fireplace with a fitted multi fuel fire. Radiator. Open to:

#### Dining Area 13'8" (4.17m) x 10'7" (3.23m)

uPVC double glazed window to rear. Radiator. Access to useful under stairs cupboard / utility cupboard that also house the gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

#### Kitchen 12'1" (3.68m) x 7'0" (2.13m)

Dual aspect having uPVC double glazed windows to rear and side, uPVC double glazed external door to side that leads to the rear garden. Modern fitted cupboard and drawer storage units with roll edged work surfaces and tiled splashback. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The electric cooker, washing machine and free standing fridge freezer are included in the sale.

### First Floor

#### Landing

Access to insulated and part boarded loft space, via trap door with ladder. Doors leading to:

#### Bedroom 1 16'5" (5m) x 10'10" (3.3m)

2 uPVC double glazed windows to front. Cast iron, ornate fireplace feature. Radiator. Carpet fitted May 2024.

#### Bedroom 2 12'10" (3.91m) x 9'5" (2.87m)

uPVC double glazed window to rear. Cast iron, ornate fireplace feature. Radiator. Carpet fitted May 2024

#### Bathroom 9'7" (2.92m) x 6'5" (1.96m)

Obscure uPVC double glazed window to rear. White suite comprising panelled bath with thermostatically controlled shower unit over, including Rainfall waterhead, with tiled splash backs to ceiling height. Low level WC. Pedestal wash hand basin. Tiled splashback's. Heated towel rail. Inset ceiling lights.





### Externally

The level Front Garden includes brick paved pathway that leads to the front entrance door and up to the parking area, with a wall boundary to front and timber panelled fence to side.

### Parking

This part of Withycombe Village Road is residents parking for each home owner.

### Rear Garden

There is a level, enclosed and South Westerly facing Rear Garden which has a decking area immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub borders that provide year round interest and colour. Timber panel fence and brick wall boundaries. Outside water tap. Front pedestrian access via garden gate to the rear of the garden.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. 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

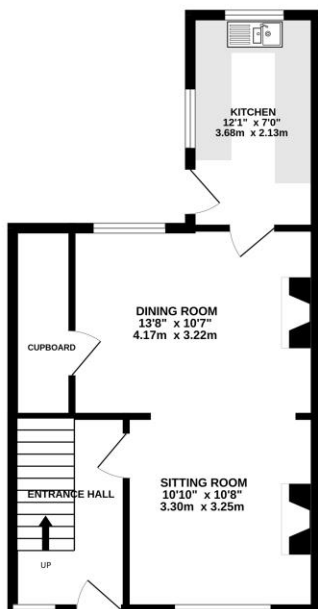
Your home may be repossessed if you do not keep up repayments on your mortgage

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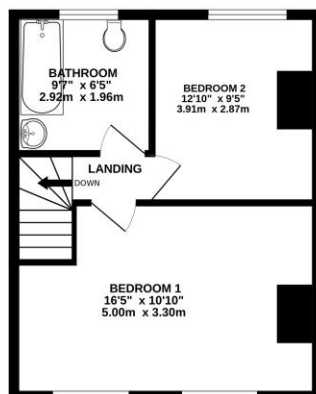
### Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



WITHYCOMBE VILLAGE ROAD, EXMOUTH

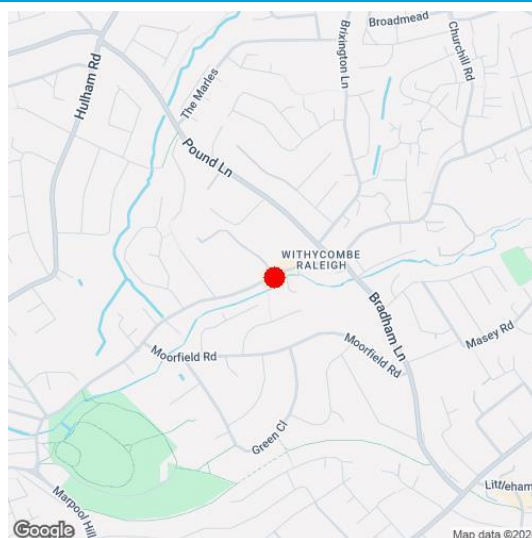
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road, past the Park Hotel, and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue past Withycombe Primary School, where the entrance to the private road is the next left and the property is then clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](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.