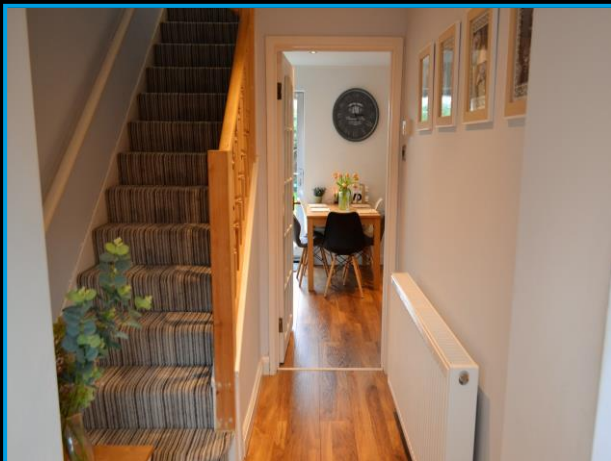


Price £244,950
47 Roseway, Exmouth, EX8 2PR



- Terraced Ex-Local Authority House • Gas Central Heating & uPVC Double Glazing
- Dual Aspect Living Room With Multi Fuel Fire • Modern Fitted Kitchen / Dining Room
- 3 First Floor Bedrooms, Bathroom & WC • Level, Southerly Facing Rear Garden
- Off Road Parking For 3 Motor Vehicles • NO ONWARD CHAIN



Ground Floor

Composite front entrance door, with outside lighting, leading to:

Entrance Porch

Obscure glazed window to side and window to front. Inset ceiling lights. Tiled flooring. Open to:

Entrance Hall

Stair case rising to first floor. Radiator. Smoke alarm. Wall mounted central heating thermostat. Wooden flooring. Doors leading to kitchen / dining room and:

Living Room 17'5" (5.31m) x 11'4" (3.45m)

Dual aspect having uPVC double glazed window to front and uPVC double glazed French doors leading to rear garden. Focal point of brick fireplace with a fitted multi fuel fire. TV point. Included in the sale is the corner sofa, display cabinet and drawer storage unit. Door leading to:

Kitchen / Dining Room 17'5" (5.31m) Max x 12'7" (3.84m) Max

An L shaped room. External door leading to rear garden, uPVC double glazed window to rear. Modern fitted comprising range of cupboard and drawer storage units with wooden work surfaces and tiled splashbacks. Useful larder cupboard. Composite single bowl and sink unit with mixer tap. Built - in 4 ring gas hob with filter hood above, eye level electric oven. Integrated dishwasher and washing machine. The fridge / freezer and microwave are included in the sale. Under stairs storage cupboard. Radiator. Telephone point. Cupboard housing the electric meter and trip switch fuse box. Inset ceiling lights.

First Floor

Landing

uPVC double glazed window to rear. Access to insulated loft space. The Chest of Drawers is included in the sale. Doors leading to:

Bedroom 1 11'7" (3.53m) x 10'10" (3.3m)

uPVC double glazed window to front. Built - in storage cupboard. Radiator. The freestanding wardrobes, double bed and bedside cabinets are included in the sale.

Bedroom 2 11'4" (3.45m) x 8'8" (2.64m) Plus Recess

uPVC double glazed window to front. Airing cupboard housing hot water tank. Built - in storage cupboard. Radiator. The single bed, wardrobe and desk are included in the sale.



Bedroom 3 8'5" (2.57m) x 8'0" (2.44m)

uPVC double glazed windows to rear with views towards Maer valley. Airing cupboard housing the gas fired boiler that supplies the central heating and domestic hot water. Radiator. The cot bed and wardrobe are included in the sale.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over and pedestal wash hand basin. Fully tiled walls. Radiator.

Cloakroom

Obscure uPVC double glazed window to rear. White suite of low level WC. Tiled walls to dado height.

Externally

To the front is driveway parking for up to 3 motor vehicles.

Southerly Facing Rear Garden

The level and enclosed Rear Garden has a patio 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 a planted shrub bed providing year round interest and colour. Evergreen hedge boundaries. Outside water tap. Outside power points. Timber garden shed. Greenhouse. The outside table and chairs are included in the sale.

Tenure

The property is FREEHOLD

Services

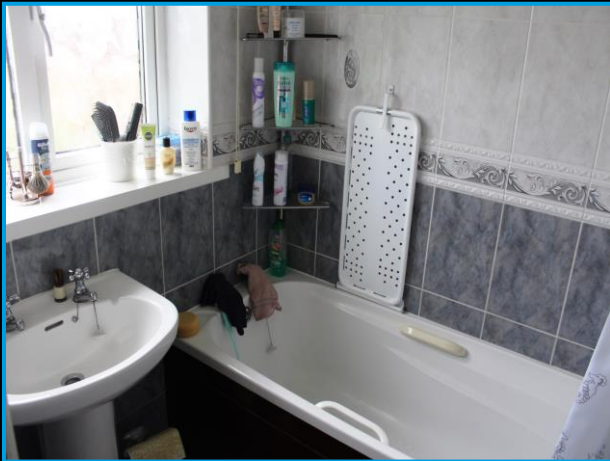
All mains services are connected. The property is on a water meter. Council Tax Band B

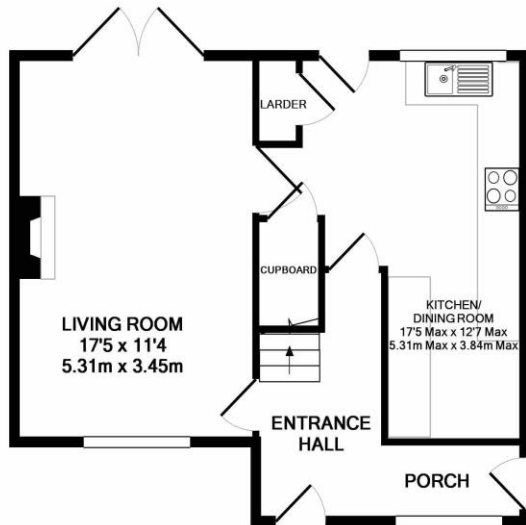
Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, 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

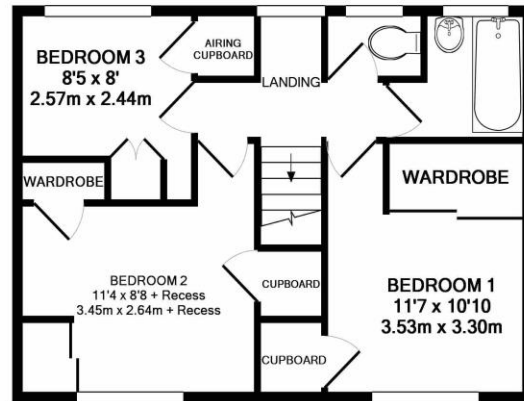
Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority





GROUND FLOOR



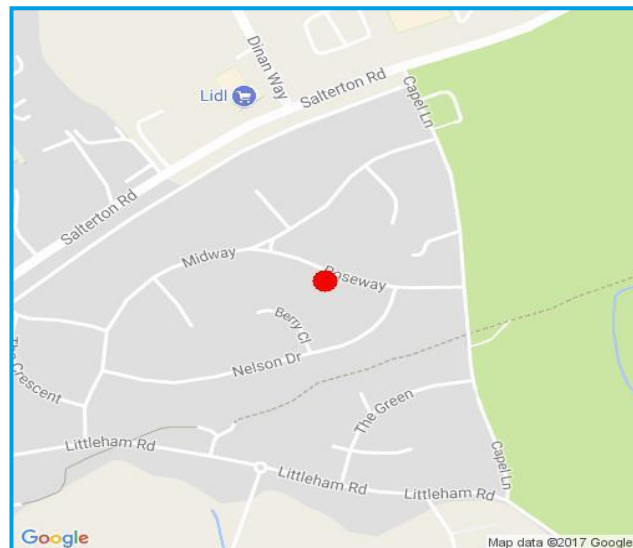
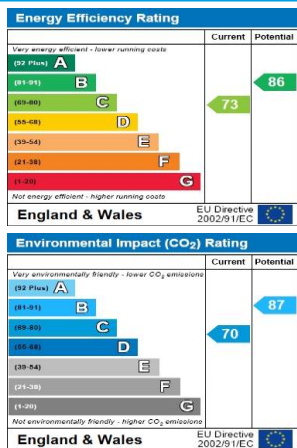
1ST FLOOR

ROSEWAY, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Exmouth Town Centre, proceed out of town along Salterton Road. After passing Tesco on the left, proceed through the traffic lights, turning next right onto Capel Lane. Take the 2nd turning on the right into Roseway where the property will be found on the left hand side, clearly identified by our For Sale board.



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.