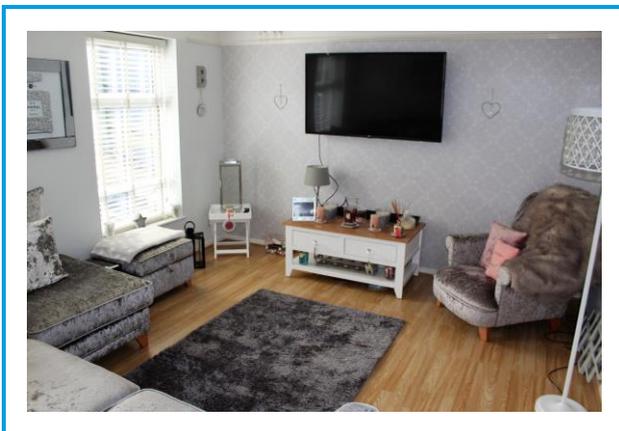




Price £215,000
98 Masey Road, Exmouth, EX8 4BQ



- Extremely Well Presented 2/3 Bedroom End Of Terrace House • Gas Centrally Heated & uPVC Double Glazed Throughout • Entrance Porch, Hallway & Useful Downstairs Cloakroom • Living Room, Dining Room and Modern Fitted Kitchen • 2 First Floor Bedroom (Bedroom 3 Can Reinstated If Required) • Modern Family Bathroom • Enclosed & Relatively Private Rear Garden • Internal Viewing Essential To Appreciate The Property On Offer



Part obscure glazed front entrance door, leading to:

Ground Floor

Entrance Porch

Windows to front and side. Laminate flooring. Radiator. Oak door with an inset window to:

Entrance Hall

Good size entrance hall with a staircase rising to the first floor. Large walk in storage cupboard that has a light connected. Further storage cupboard under the stairs. Radiator. Door leading to a living room, arch way to the kitchen and door to:

Cloakroom

Obscure glazed window to front. Modern fitted white suite comprising of a low level WC. Wash hand basin.

Living Room 12'9" (3.89m) x 11'8" (3.56m)

2 x Windows to rear. Laminate flooring. Radiator. TV point. Door leading to:

Dining Room 11'4" (3.45m) x 8'5" (2.57m)

Fully glazed, tilt and turn door leading to the rear garden and with a window to side. Laminate flooring. Radiator. Dado rail. Doorway leading to:

Kitchen 9'8" (2.95m) Max x 8'6" (2.59m) Max

Window to rear. Modern fitted kitchen comprising of floor standing and wall mounted cupboard drawer storage units with roll edged work surfaces and tiled splash backs. Inset, stainless steel single bowl sink and drainer unit with a mixer tap above. Built in 4 ring electric hob, with an electric oven below and a filter hood above. Space for plumbing for a washing machine. Space for a free standing fridge freezer.

First Floor

Landing

Window to front. Airing cupboard with slatted shelving. Further storage cupboard with a wall mounted boiler that supplies the gas central heating and domestic hot water. Doors leading to all rooms including:

Bedroom 1 15'7" (4.75m) x 12'10" (3.91m)

This room was formally 2 bedrooms and the sellers are willing to reinstate the rooms if required (subject to the sale price). A large room with 2 x Windows to rear. 2 x Radiator. Laminate flooring.

Bedroom 2 15'6" (4.72m) x 8'4" (2.54m)

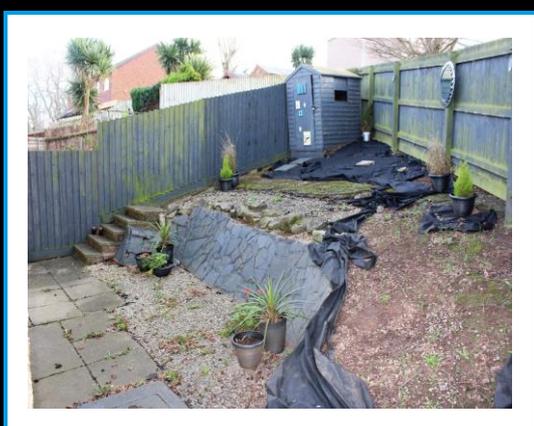
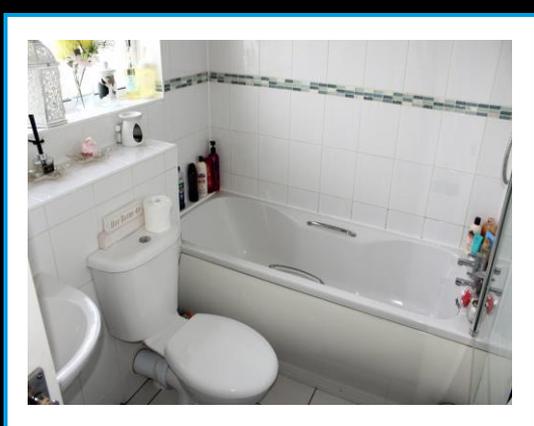
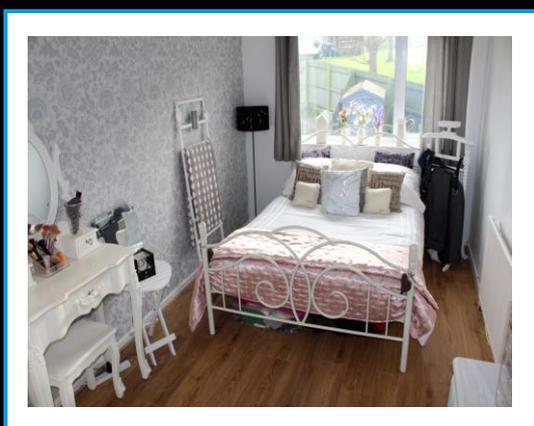
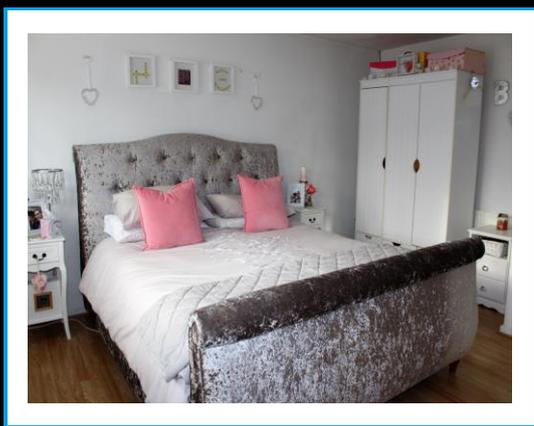
Window to rear. Laminate flooring. Useful built in wardrobe. Radiator.

Bathroom

Obscure glazed window. Fully tiled walls and flooring. Modern fitted white suite comprising of a panelled bath with an electric shower above and a splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail.

Externally

To the front of the property is a small area of garden that is laid to a level paving.



Rear Garden

To the rear of the property is an enclosed rear garden, that enjoys the lions share of the sunshine during the finer weather and that offers a good degree of privacy. There is a paved patio laid adjacent to the rear of the property. Steps then lead up to a raised area of garden. Area of garden to the side of the property. Timber built storage shed. Timber panelled fenced boundaries. Timber garden gate to side leading to a pathway.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council tax band B. The property is on a water meter.

Mortgage Assistance

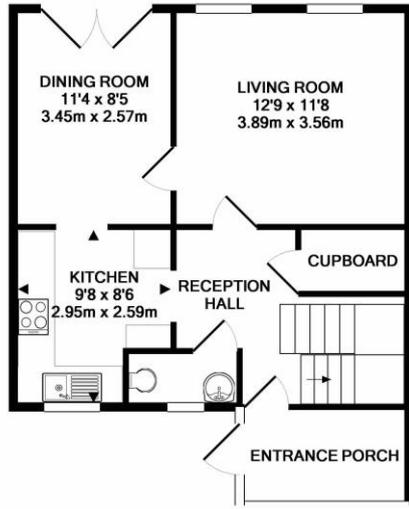
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

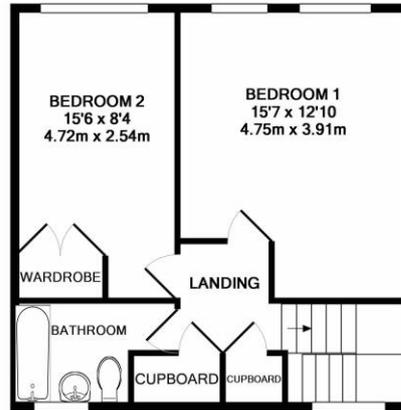
Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR

MASEY ROAD

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 our prominent Town Centre office turn right up Rolle Street and turn left at the roundabout along Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and the 2nd right into Masey Road and continue along into Prince Of Wales Drive. The property will be found on the right hand side, behind the first row of terraced houses, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
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.