



**Price £174,950**  
**3 Meadow Street, Exmouth, EX8 1LH**



- Well Presented Town Centre Cottage • Gas Central Heating From Combi Boiler • uPVC Double Glazing
- Dual Aspect Living / Dining Room • Modern Fitted Kitchen • Recently Installed Bathroom Suite •
- Two Double Bedrooms • Enclosed Courtyard Garden



Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Sidmouth and Lyme Regis. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distance. This property is situated in a sought after residential area, and needs to be seen to be appreciated.

#### Ground Floor

uPVC double glazed front door opens into:

#### Entrance Hall

High level electric fuse box and meter cupboard. Central heating radiator. Engineered oak flooring. Door leading to:

#### Living / Dining Room 21'4" (6.5m) Max x 8'10" (2.69m) Max

A dual aspect room with uPVC double glazed windows to front and rear aspect. Two central heating radiators. Television point. Telephone point. Staircase rising to first floor with useful under stairs storage cupboard. Door leading to:

#### Kitchen 10'6" (3.2m) x 6'2" (1.88m)

uPVC double glazed external door to side opening into courtyard, Two uPVC double glazed windows adjacent. A modern stylish kitchen fitted with floor and wall mounted cupboard and drawer units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Space for cooker with filter hood above. Space and plumbing for washing machine and fridge/freezer. Door leading to:

#### Bathroom

Obscure uPVC double glazed window to side. A recently installed white suite comprising panelled bath with thermostatically controlled shower unit, folding shower screen doors. Complimentary wall tiling. Low level WC. Pedestal wash hand basin. Central heating radiator. Extractor fan.

#### First Floor

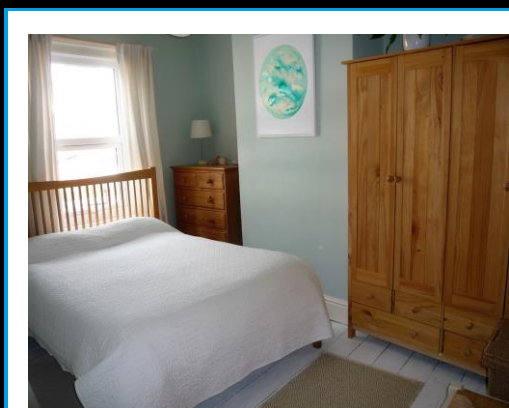
#### Landing

Window to rear. Cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water. Smoke alarm. Doors leading to:

#### Bedroom 1 12'8" (3.86m) Max x 8'8" (2.64m) Max

Double glazed window to rear. Central heating radiator.





### **Bedroom 2 12'4" (3.76m) Max x 8'2" (2.49m) Max**

Double glazed window to front. Central heating radiator. Access to insulated loft space, part boarded, via trapdoor with ladder.

### **Courtyard**

There is a level and enclosed Courtyard garden to the rear of the property

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. Council Tax Band B

### **Mortgage Assistance**

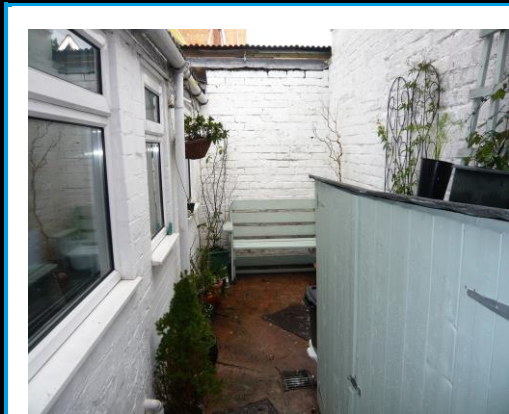
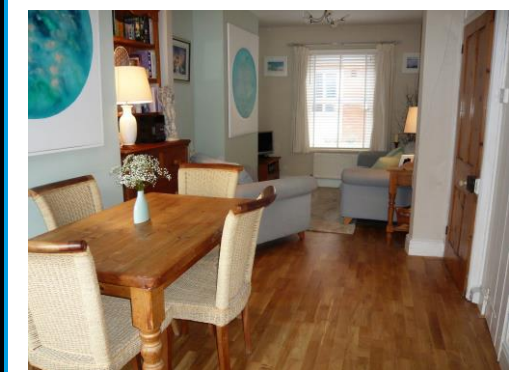
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

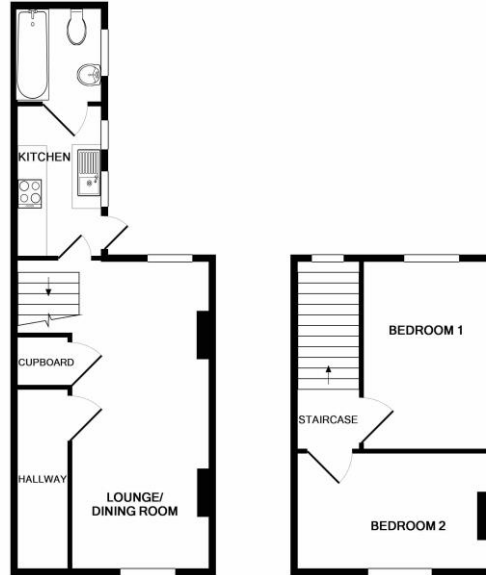
Your home may be repossessed if you do not keep up repayments on your mortgage

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

### **Agents Note**

These are draft particulars and are awaiting vendors verification





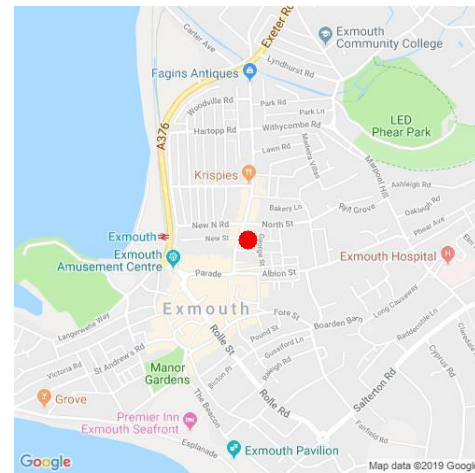
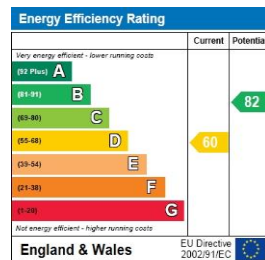
GROUND FLOOR

1ST FLOOR

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, proceed down Rolle Street towards The Strand Gardens and turn right at the roundabout into The Parade. Continue into Exeter Road where Meadow Street will be found the third turning on the right. The property will be found on the left hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:

TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto: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.