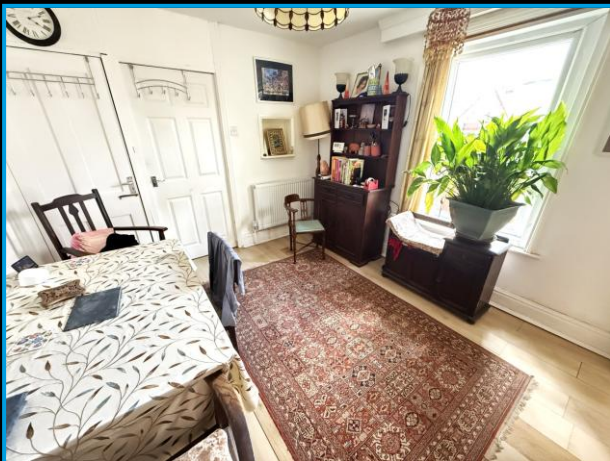


Guide Price £425,000

2 Lyndhurst Road, Exmouth, EX8 3DT



- Spacious 4 Double Bedroom End Of Terrace House • Gas Central Heating & Double Glazing
- Bay Fronted Sitting Room, Dining Room • Ground Floor Bedroom, Kitchen, Wet Room & Utility
 - 3 First Floor Double Bedrooms, Bathroom • Driveway Parking, Courtyard Gardens
 - Walking Distance Of Town Centre, Train Station & Seafront • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to composite front entrance door, beneath pitched and tiled storm canopy with outside lighting and gas meter box, leading to:

Entrance Porch

Original tiled flooring. Picture rail. Half glazed door leading to:

Entrance Hall

Stair case rising to first floor with useful under stairs storage cupboard. Radiator. Ornate arch. Picture rail. Smoke alarm. Doors leading to bedroom 4, dining room and:

Sitting Room 15'7" (4.75m) Into Bay x 13'11" (4.24m)

A dual aspect room having a walk in uPVC double glazed bay window to front and uPVC double glazed window to side. Focal point of a fitted coal effect gas fire within a fireplace that includes a Slate hearth. Radiator. Wooden flooring. Picture rail. Ornate ceiling coving.

Bedroom 4 14'10" (4.52m) Into Bay x 12'3" (3.73m)

Walk in uPVC double glazed bay window to side. Cast iron ornate fireplace feature. Radiator. Pedestal wash hand basin. Picture rail. Ornate coving.

Dining Room 11'2" (3.4m) x 10'3" (3.12m)

uPVC double glazed window to side. Fireplace feature including tiled hearth and cupboards to the side. Radiator. Door leading to:

Kitchen 11'11" (3.63m) x 10'1" (3.07m)

uPVC double glazed window to side. Good range of cupboard and drawer storage units with heat resistant work surfaces and tiled walls. Stainless steel one and a half bowl sink with a single drainer unit and mixer tap. Built in 4 ring gas hob with a filter hood above and an eye level electric oven to side. Integrated slim line dishwasher. Radiator. Open to side porch and door leading to:

Utility Room 7'10" (2.39m) x 6'2" (1.88m)

uPVC double glazed external door leading to the rear garden with a uPVC double glazed window adjacent. Cupboard storage units with heat resistant work surfaces and tiled walls. Radiator. Door leading to:

Wet Room

Obscure uPVC double glazed window to rear. Wall mounted thermostatically controlled shower unit with splash screen door, low level WC and a vanity wash hand basin. Fully tiled walls and floor. Extractor fan. Heated towel rail.

Side Porch / Utility

uPVC double glazed windows to 3 sides and uPVC double glazed external door leading to rear Courtyard. Space and plumbing for washing machine. Further space for tumble dryer, etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

First Floor

Half Landing

Obscure uPVC double glazed window to side. Smoke alarm. Ornate coved archway. Steps leading to:



Landing

Access to an insulated and part boarded loft space via a trapdoor with ladder, which subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Smoke alarm. Picture rail. Doors leading to:

Bedroom 1 18'2" (5.54m) x 15'7" (4.75m) Into Bay

A dual aspect room having a uPVC double glazed window to the side, uPVC double glazed window to front and a walk in uPVC double glazed bay window to front. Cast iron ornate fireplace feature with a wooden mantle and surround. 2 radiators. Vanity wash hand basin. Picture rail.

Bedroom 2 15'2" (4.62m) x 12'3" (3.73m)

Walk in uPVC double glazed bay window to side. Cast iron ornate fireplace feature. Vanity wash hand basin. Radiator. Picture rail.

Bedroom 3 14'3" (4.34m) x 10'5" (3.18m)

Walk in uPVC double glazed bay window to rear. Vanity wash hand basin. Radiator.

Bathroom 12'10" (3.91m) x 7'3" (2.21m)

2 obscure uPVC double glazed windows to side. White suite comprising panelled bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Splashback's to walls and ceiling. Extractor fan. Radiator.

Externally

The property enjoys easy to maintain garden. To the front is a shrub bed that provides year round interest and colour with a driveway to the side that provides off road parking. Brick wall boundaries.

Rear Garden

There is an enclosed and easy to maintain Rear Courtyard garden which has a patio area adjacent to the property with steps then leading up to the planted area of gardens which again provides year round interest and colour. Brick wall boundaries. Apple tree and raspberry canes. Front and side pedestrian access via timber garden gates. Outside water tap.

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification

01395 222350

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www.linksestateagents.co.uk



Total area: approx. 141.1 sq. metres (1518.3 sq. feet)

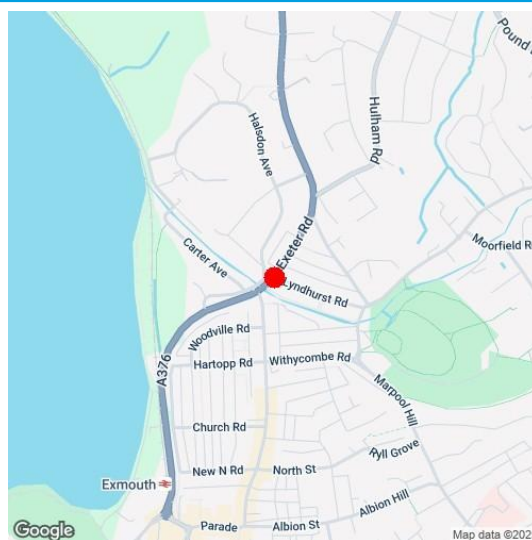
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk Plan produced using PlanUp.

2 Lyndhurst Road, EXMOUTH

Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and then right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Continue through the traffic lights where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	76
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.

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