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LINKS
ESTATE AGENTS

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Guide Price £289,950
74 Rosebery Road, Exmouth, EX8 1SQ



- 2 Double Bedroom Mid Terrace Family Home • Gas Centrally Heated & uPVC Double Glazed • Living Room & Dining Room • Modern Kitchen & Conservatory • Large Bathroom & A Separate WC • Useful Loft Room • Enclosed & Easy To Maintain Rear Garden • Single Garage. NO ONWARD CHAIN



Ground Floor

A pathway provides access to a composite front entrance door leading to:

Entrance Vestibule

Laminate flooring. High level concealed electric trip switch fuse and meter box. Part glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Laminate flooring. Dado rail. Door leading to:

Dining Room 13'1" (3.99m) x 11'10" (3.61m)

Window to rear. Focal point of a fireplace feature with an attractive fireplace surround (The gas fire is currently disconnected). Laminate flooring. Picture rail. Coved ceiling. Radiator. Useful under stairs storage cupboard. Door leading to the kitchen and an arch way leading to:

Living Room 11'6" (3.51m) x 10'7" (3.23m)

Window to front. Focal point of a fireplace feature with an attractive surround (The gas fire is currently disconnected). Radiator. Laminate flooring. Coved ceiling. Picture rail.

Kitchen 12'8" (3.86m) x 8'0" (2.44m)

A dual aspect room that has a window to side and a window to the rear. Good range of floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces above and tiled splash backs above. The "Rangemaster" cooker in situ is included in sale and has an extractor hood above. Integrated fridge and freezer. Space and plumbing for a washing machine and dishwasher. Wall mounted gas fired combination boiler that supplies the central heating and the domestic hot water. Inset, stainless steel single sink and drainer unit with a mixer tap above. Tiled flooring. Coved ceiling. Part glazed door leading to:

Conservatory 8'8" (2.64m) x 7'3" (2.21m)

A useful addition to the property that has dwarf brick walls with windows above to the rear and side elevation. Double opening French doors leading out to rear garden. Laminate flooring. Radiator. Small breakfast bar area.

First Floor

Half Landing

Steps rising to the main landing. Doors leading to a Separate WC and:

Bathroom

Obscure glazed window to rear. A good size room that has a modern fitted four piece bathroom suite that comprises of an attractive roll top bath that has ornate claw feet and a shower attachment. Walk in single shower quadrant with tiled splash backs to ceiling height, splash screen doors and a thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Extractor fan. Vinyl flooring.

WC

Obscure glazed window to side. Low level WC. Vinyl flooring.

Landing

Staircase rising to the second floor. Radiator. Smoke alarm. High level window. Coved ceiling. Dado rail. Doors leading to both bedrooms, including:

Bedroom 1 14'10" (4.52m) x 10'6" (3.2m)

2 x Windows to front. Radiator. Laminate flooring. Ornate fireplace feature. Picture rail. Coved ceiling.





Bedroom 2 13'2" (4.01m) x 9'3" (2.82m)

Window to rear. Radiator. Ornate fireplace feature. Picture rail. Coved ceiling.

Second Floor

Loft Room 13'10" (4.22m) Max x 10'1" (3.07m) Max

A useful space that has a Velux window to rear. Laminate flooring. Small storage recess. Part sloped ceilings.

Externally

Front Of Property

To the front of the property is a small paved garden enclosed by a dwarf brick wall. Gas meter.

Rear Of Property

To rear of the property is a fully enclosed and easy to maintain garden that has been planned with ease of maintenance in mind. Good size level paved patio laid adjacent to the rear of the property that provides the ideal area for outdoor dining and sitting during fine weather. Small area of garden that is laid to artificial turf. Further area of garden that is laid to shingle, that provides access to a hard standing which it turn leads to access to the garage and to a timber pedestrian gate, that leads out to the vehicle service lane. Outdoor water tap and lighting. Timber fenced and wall boundaries.

Single Garage 18'3" (5.56m) x 9'0" (2.74m)

Up and over door to front. Power and light connected. Window to rear. Part obscure glazed personal door leading out to the rear garden.

Residents Parking

The property is located in an area that has the benefit of a residential parking scheme - with permits available to purchase via EDDC.

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

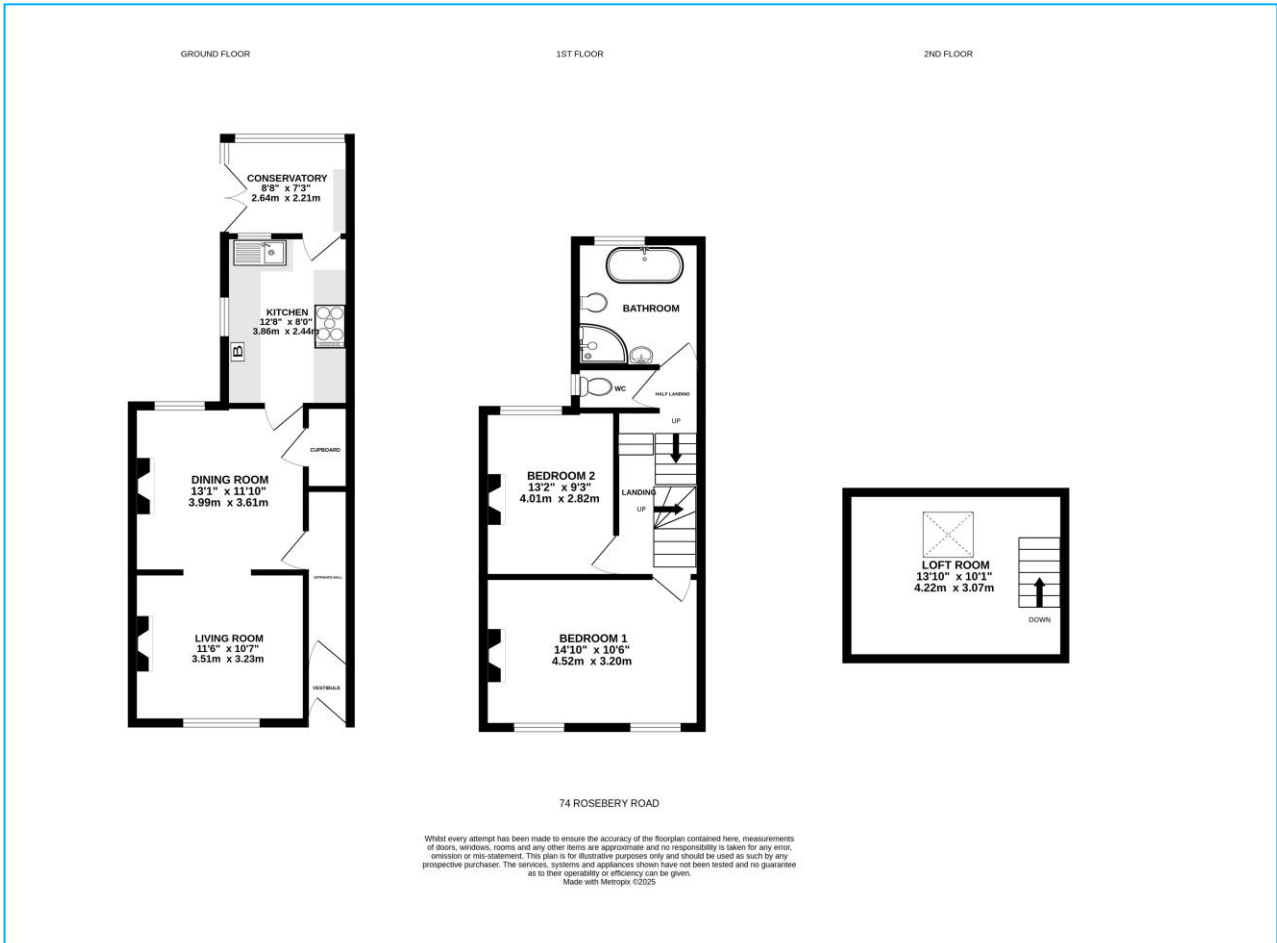
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

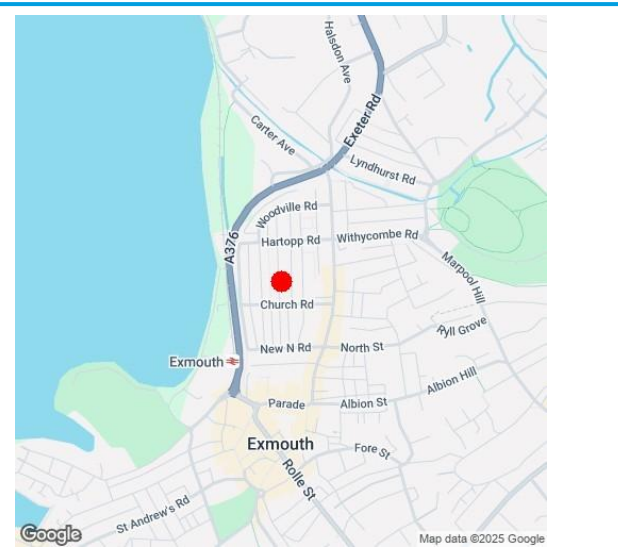




Directions

From our prominent Town Centre office, proceed onto Rolle Street towards The Strand and at the mini roundabout, turn right onto The Parade. Proceed along the Parade and into Exeter Road. Take the 4th left hand turning into Church Road and 2nd right into Rosebery Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating										
Current	Potential									
<small>More energy efficient - lower running costs</small>										
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<small>Not energy efficient - higher running costs</small>										
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.