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LINKS
ESTATE AGENTS

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Guide Price £250,000
6 New Street, Exmouth, EX8 1RT



- 3 Double Bedroom Mid Terrace Family Home • Situated In The Heart Of The Town Centre • Gas Centrally Heated & uPVC Double Glazing • 2 Reception Rooms With Fireplaces • Kitchen • Modern Fitted Shower Room (Fitted Early 2023) • Enclosed Courtyard Garden • Internal Viewing Advised



uPVC double glazed front entrance door with an obscure glazed inset window leading to:

Ground Floor

Vestibule

Laminate flooring. High level electric trip switch fuse and meter box. Multi pane obscure glazed door with a matching window above, leading to:

Entrance Hall

Staircase rising into the first floor with a useful storage cupboard beneath. Radiator. Laminate flooring. Cladding on walls to dado height. Doorway to the kitchen and doors leading to the two reception rooms, including:

Living Room 12'9" (3.89m) x 9'8" (2.95m)

Window to front. Radiator. Focal point of a gas fire that has a tiled fireplace surround.

Dining Room

Window to rear. Radiator. Focal point of a gas fire that has a marble back and hearth and a wooden fireplace surround. Coved ceiling. Dado rail. Ceiling rose.

Kitchen 10'2" (3.1m) x 7'2" (2.18m)

Window to side. Part glazed double glazed door leading to the rear courtyard garden. Floor standing and wall mounted cupboard and drawer storage units with wood effect, roll edged work surfaces and tiled splash back above. Inset stainless steel, single bowl sink and drainer unit with a mixer tap above. Built in four ring induction hob with an extractor hood above and a double electric oven/grill below. Space and plumbing for a washing machine. Further space tumble drier if required. Wall mounted gas fired combination boiler. Laminate flooring. Radiator. Door leading to:

Shower Room

Obscure glazed window to side. Tiled effect splash back boarding to the walls. The shower was re-fitted in early 2023 and now comprises of a walk in double shower with electrically controlled shower, splash screen and a shower curtain. Hidden cistern WC. Wash hand basin with useful storage drawers below and a wall mounted mirror with integrated LED lighting above. Fitted shelving to one wall. Vinyl flooring. Radiator. Extractor fan.

First Floor

Landing

Window to rear. Access to an insulated loft space. Smoke alarm. Doors leading to all rooms including:

Bedroom 1 16'4" (4.98m) x 9'9" (2.97m)

Window to front. Radiator.

Bedroom 2 12'10" (3.91m) x 10'3" (3.12m)

Window to rear. Radiator.

Bedroom 3 13'5" (4.09m) x 7'10" (2.39m)

Window to front. Radiator.

Externally

The property is located on a road that has the benefit of a "residents only" parking scheme.

Rear Of Property

To the rear of the property is small, enclosed courtyard garden that has small raised shrub bed. Outside light and water tap.



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

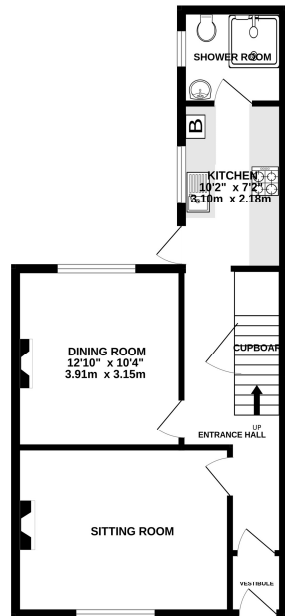
Your home may be repossessed if you do not keep up repayments on your mortgage

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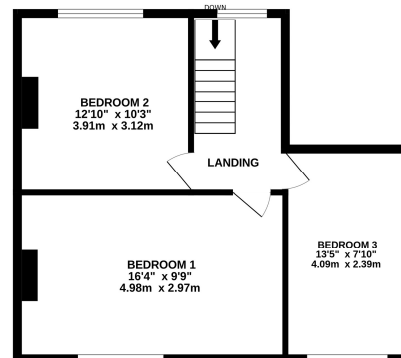
Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. There is a flying freehold with part of this property (Bedroom 3).

GROUND FLOOR



1ST FLOOR



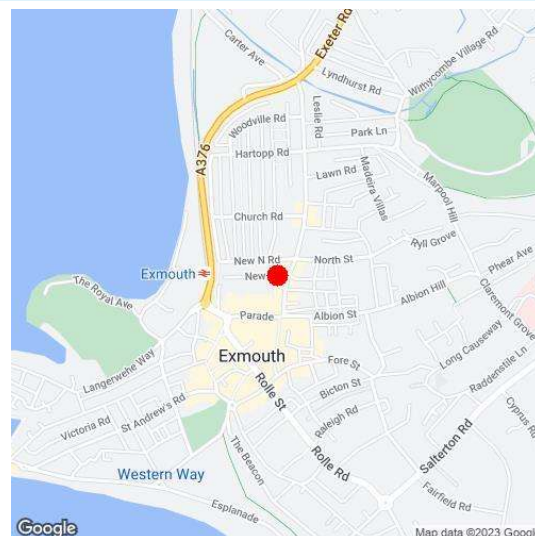
6 NEW STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
 Made with Metropix C2023

Directions

From our prominent Town Centre office, on foot, proceed through the Magnolia shopping centre into Exeter Road. take the second left into New Street where the property will be found, at the top end of the road, on the right hand side, clearly identified by our for sale board.

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		
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.