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LINKS
ESTATE AGENTS

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Guide Price £215,000
36 Wordsworth Close, Exmouth, EX8 5SQ



- Modern House In Cul-De-Sac • Gas Central Heating & Double Glazing • Ground Floor Cloakroom
- Living / Dining Room, Modern Fitted Kitchen • 2 First Floor Bedrooms & Bathroom
- Allocated Parking Space • Enclosed Rear Garden • Ideal First Time Purchase



Accommodation

Ground Floor

Step up to obscure UPVC double glazed front entrance door beneath pitched and tiled storm. Canopy with outside lighting leading to:

Entrance Hall

Staircase rising to first floor. Radiator. High - level electric fuse box. Doors leading to living/dining room, kitchen and:

Cloakroom

Obscure, sealed unit double glazed window to front. Suite comprising low - level WC and pedestal wash hand basin. Tiled splash backs. Radiator.

Living / Dining Room 13'6" (4.11m) x 12'4" (3.76m) Plus Recess

uPVC double glazed French doors leading to rear garden with window adjacent. Useful under stairs storage cupboard. 2 radiators.

Kitchen 8'9" (2.67m) x 6'2" (1.88m)

Sealed unit double glazed window to front. Range of cupboard storage units with work surfaces and splashback's. Stainless steel one and a half bowl sink with mixer tap. Built in four ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted gas fired boiler that supplies the central heating and domestic hot water.

First Floor

Landing

Access to insulated loft space. Radiator. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to:

Bedroom 1 13'6" (4.11m) x 9'4" (2.84m)

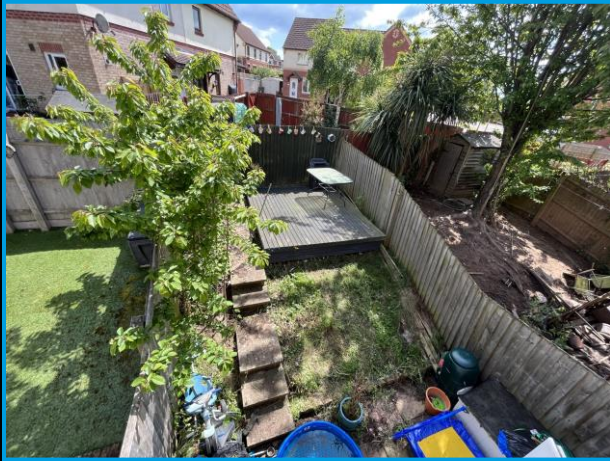
uPVC double glazed window to front. Built - in double wardrobe. Radiator.

Bedroom 2 9'7" (2.92m) x 6'9" (2.06m)

UPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Shaver light and socket.



Externally

There is an area of open plan Front Garden that is laid to Stone chippings with pathway leading to front entrance door and outside electric meter box.

Parking

Immediately to the front of the property is the 1 allocated parking space with ample cul-de-sac parking.

Rear Garden

The enclosed Rear Garden has a patio area immediately adjacent to the property with a decking area to the rear and remainder being laid to lawn. Timber panelled fence boundaries. Front pedestrian access to rear of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

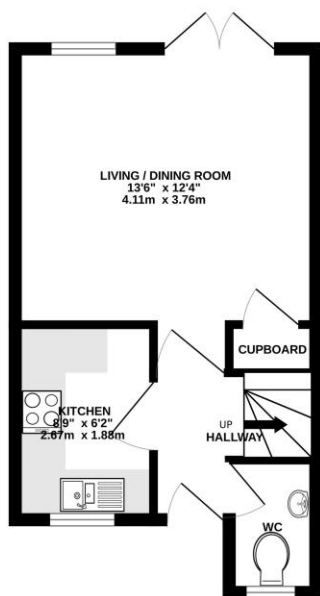
Mortgage Assistance

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

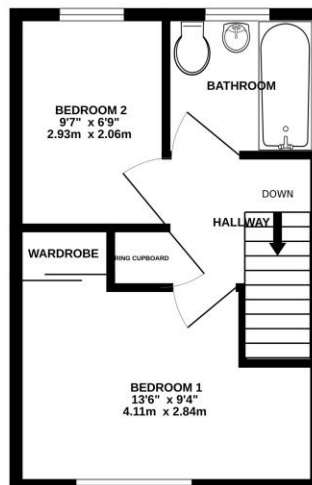
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



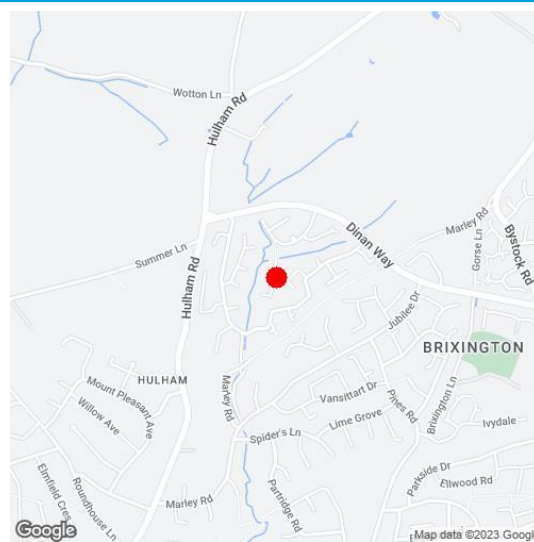
WORDSWORTH CLOSE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, passing The Strand Gardens before turning left, then right at the mini roundabouts, passing the Train Station and into Exeter Road. Proceed through 2 sets of traffic lights before taking a right hand turning into Hulham Road signposted Ottery St Mary and Pound Lane. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Then take the first right into Wordsworth Close. Continue to the bottom of the road, bear right where the property can be found 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		89
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		69
(21-38) F		
(1-20) G		64
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.