

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £580,000**

**1 Danby Terrace, Exmouth, EX8 1QS**



- Spacious 5 Double Bedroom End Terrace House • Well Presented Throughout & Many Period Features
- Gas Central Heating, uPVC Double Glazing & Solar Panels • 3 Reception Rooms, Kitchen & Utility • Ground Floor Cloakroom, Office, Study, Bedroom & Shower Room • 4 First Floor Double Bedrooms & Shower Room
- Good Sized Courtyard Garden To Rear Incorporating Parking • Walking Distance Of Town Centre & Train Station





## Accommodation

### Ground Floor

Step up to hardwood front entrance door, with outside lighting, leading to:

#### Entrance Porch

Mosaic tiled flooring. Dado rail. Ceiling Rose. Ornate coving. Stripped and sealed wooden door, with stained glass window, leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard, which houses the electric meter, electric trip switch fuse box and solar panel controls. Attractive Mosaic tiled flooring. Radiator. Ornate coving. Ceiling rose. Stripped and sealed wooden doors leading to 3 receptions, kitchen, shower room and:

#### Cloakroom

Obscure uPVC double glazed window to side. White suite comprising concealed cistern WC and vanity wash hand basin. Radiator incorporating towel rail. Tiled splashback's.

#### Sitting Room 18'6" (5.64m) Into Bay x 13'11" (4.24m)

Walk - in uPVC double glazed bay window to front with fitted window shutters. Focal point of log fire within a fireplace surround having a tiled hearth with a wooden mantle and surround. Radiator. Useful storage cupboards to either chimney breast. Exposed floorboards. Ceiling rose. Picture rail. Ornate coving. Double doors leading to dining room.

#### Living Room 19'1" (5.82m) Into Bay x 13'11" (4.24m) Max

Dual aspect having walk - in uPVC double glazed bay window to front and 2 uPVC double glazed windows to side, all having fitted window shutters. Fireplace feature. Radiator. Dado rail. Picture rail. Ornate coving. Ceiling rose.

#### Dining Room 13'10" (4.22m) x 13'9" (4.19m)

Double doors leading to office / play room. Radiator. Exposed floorboards. Picture rail. Ornate coving.

#### Office / Play Room 11'2" (3.4m) x 6'10" (2.08m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed windows to side. Radiator. Exposed floorboards.

#### Kitchen 9'10" (3m) x 9'10" (3m)

uPVC double glazed window to rear with fitted window shutters. Range of wooden cupboard and drawer storage units with marble work surfaces and matching up stands. Stainless steel one and a half bowl sink with mixer tap and work top drainer. Built in 5 ring induction hob with filter hood above and eye level double electric oven and grill opposite. Integrated microwave and dishwasher. Radiator. Tiled flooring. Picture rail. Open to:

#### Utility Room 9'3" (2.82m) x 7'4" (2.24m)

uPVC double glazed window to side with fitted window shutters. Range of wooden cupboard storage units with Marble work surfaces and matching up stands. Space and plumbing for washing machine. Further space for freestanding fridge / freezer and tumble dryer. Concealed, gas fired, Combi boiler that supplies the central heating and domestic hot water. Tiled flooring. Open to:

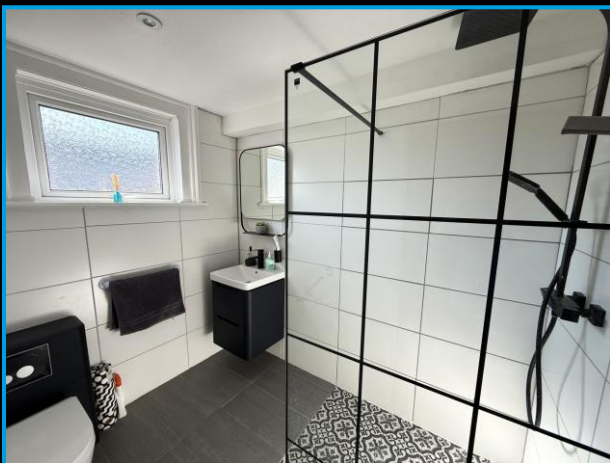
#### Study 7'9" (2.36m) x 7'5" (2.26m)

uPVC double glazed window to side with fitted window shutters. Radiator. Exposed floorboards. Door leading to:

#### Bedroom 5 12'2" (3.71m) x 7'7" (2.31m)

2 uPVC double glazed windows to side overlooking the rear gardens, both with fitted window shutters. Radiator. Wooden flooring.





#### Shower Room

Obscure uPVC double glazed window to side. Modern fitted suite of thermostatically controlled shower unit, including Rainfall water head and splash screen door. Low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail.

#### First Floor

##### Half Landing

uPVC double glazed window to side with fitted window shutters and views of the Exe Estuary and Haldon Hills. Staircase rising to landing. Door leading to shower room.

##### Landing

uPVC double glazed window to front with fitted window shutters. Radiator. Access to insulated and boarded loft space with 2 Velux windows to rear, via trap door with ladder, that subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Ornate coving. Smoke alarm. Doors leading to:

##### Bedroom 1 18'6" (5.64m) Into Bay x 13'11" (4.24m)

Walk - in uPVC double glazed bay window to front with fitted window shutters. Radiator. Exposed floorboards. Picture rail. Ornate coving. Panelled ceiling.

##### Bedroom 2 19'0" (5.79m) Into Bay x 14'5" (4.39m)

Dual aspect having walk - in uPVC double glazed bay window to front and 2 uPVC double glazed windows to side, that gain Exe Estuary and Haldon Hill views, all with fitted window shutters. 2 radiators. Exposed floorboards. Picture rail. Ornate coving. Panelled ceiling.

##### Bedroom 3 13'8" (4.17m) x 12'8" (3.86m)

uPVC double glazed window to rear. Ornate cast iron fireplace feature. 2 fitted double wardrobes. Radiator. Picture rail. Ornate ceiling coving.

##### Bedroom 4 14'0" (4.27m) x 11'1" (3.38m)

uPVC double glazed window to rear. Radiator.

#### Shower Room

2 obscure uPVC double glazed windows to rear with fitted window shutters. Modern fitted suite of shower tray with thermostatically controlled shower unit over, including rainfall Waterhead and tiling to ceiling height. Low level WC and vanity wash hand basin. Radiator/towel rail. Tiled flooring. Extractor fan.

#### Externally

There is a level, enclosed and easy to maintain Front Garden that is laid to shingle and decorative Stone, with low brick wall boundaries. An iron garden gate gives access to a flagstone pathway which leads to the front entrance door. Outside gas meter box.

#### Rear Courtyard Garden

The property has, for this Town Centre location, a very good sized and enclosed Courtyard garden to the rear. Having ease of maintenance in mind, it is landscaped to provide an ideal area for outdoor dining and sitting during the fine weather. Outside water tap. Brick paved pathway leads to a further area of enclosed courtyard/ parking area:

#### Parking Area

An electrically operated, roll up and over door provides access for enclosed and secure off road parking. Rendered wall boundaries. Outside lighting. Outside power points. Rear pedestrian access via the roll up and over door.

#### Tenure

The property is FREEHOLD

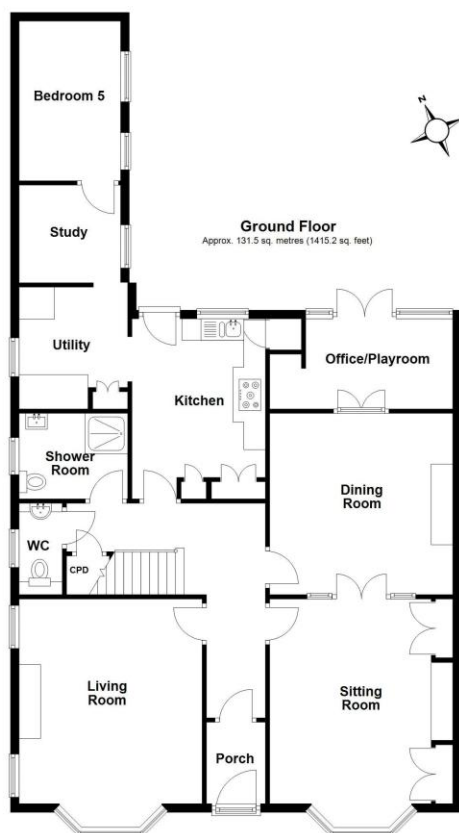
#### Services

All mains services are connected. The property is on a water meter. Council Tax Band E

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk



Total area: approx. 231.5 sq. metres (2491.8 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

1 Danby Terrace, EXMOUTH

## Directions

From our prominent Town Centre office, on foot, proceed through The Magnolia shopping centre and into Exeter Road. Walk past The Library and take the second right into Danby Terrace where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](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.

**LINKS**  
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com