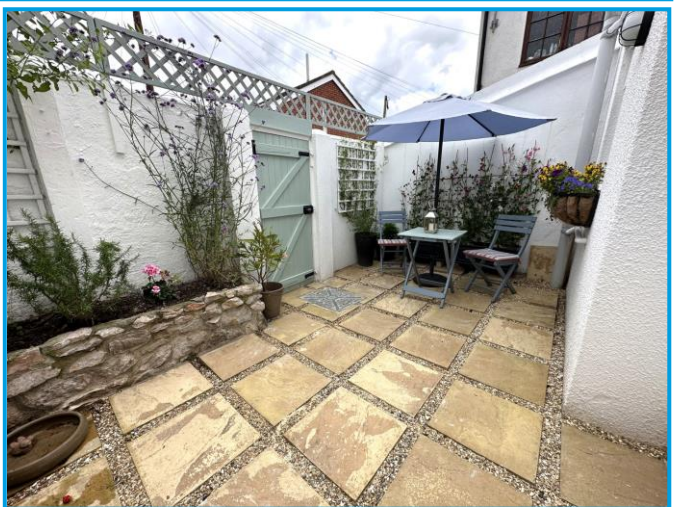
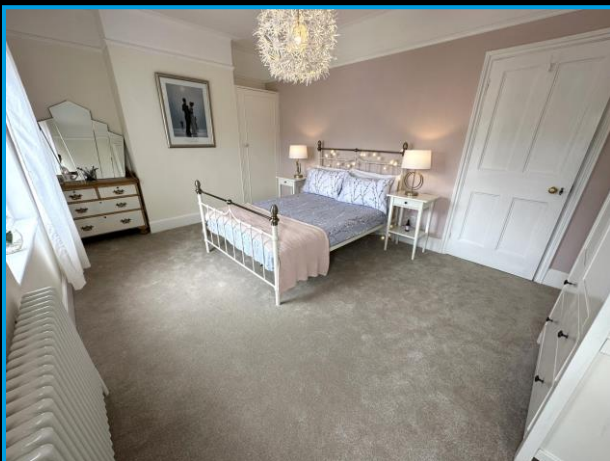
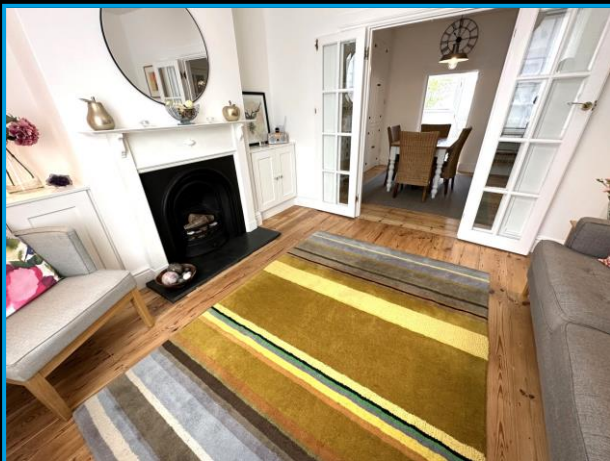


Guide Price £318,000

23 Clarence Road, Exmouth, EX8 1LB



- 4 Double Bedroom, Grade II Listed, 3 Storey Family Home • Recently Sympathetically Renovated & Presented In Good Order • Re-Plumbed & Re-Wired • Living Room, Dining Room & Kitchen
 - 2 First Floor Bedrooms & Family Bathroom • 2 Additional Bedrooms & WC On Second Floor • Enclosed Courtyard Garden • Close To Town Centre & Train Station. NO ONWARD CHAIN



Open storm porch, provides access to a part obscure glazed front entrance door leading to:

Ground Floor

Entrance Vestibule

Attractive exposed floorboards. High level, concealed, electric trip switch fuse box and meter. Obscure glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Attractive exposed floorboards. Traditional style radiator. Dado rail. Smoke alarm. Useful under stairs. Small under stairs storage cupboard that houses the gas meter. Part glazed door to the kitchen and obscure glazed door to:

Dining Room 10'9" (3.28m) x 10'9" (3.28m)

Attractive exposed floorboards. Traditional style radiator. Useful storage cupboard. Door way through to the kitchen and glazed double doors with windows to both sides, opening to:

Living Room 12'9" (3.89m) x 10'9" (3.28m)

Sash window to front. Attractive exposed floorboards. Focal point of an attractive ornate fireplace with a slate hearth and a wooden fireplace surround. Built in storage cupboards with displays above to both chimney alcoves. Traditional style radiator.

Kitchen 15'5" (4.7m) x 6'5" (1.96m)

Two windows to rear and a part glazed door leading out to the rear courtyard garden. Range of floor standing and wall mounted cupboard and drawer storage units with attractive granite work surfaces and complimentary splash backs above. Inset 1 1/2 bowl stainless steel sink with a mixer tap above and an integrated drainer to the side. Built in induction hob with a filter hood above and an electric oven below. Space and plumbing for washing machine. Concealed, wall mounted gas fired combi boiler. Space for a free standing fridge/freezer in doorway recess. Attractive tiled flooring.

First Floor

Half Landing

Attractive exposed floorboards. Dado rail Steps to the main landing and steps leading to:

Bathroom

Obscure glazed window to rear. Modern fitted white suite comprising of a panelled bath that has a thermostatically controlled shower above, tiled splash backs to ceiling height and a shower curtain. Low level WC. Pedestal wash hand basin. Radiator. Tile effect vinyl flooring.

Main Landing

Attractive exposed floorboards. Dado rail. Smoke alarm. Staircase rising to the second floor and doors leading:

Bedroom 1 16'7" (5.05m) x 10'10" (3.3m)

A lovely room that has two sash windows to the front. Useful built in storage cupboard in the chimney alcove. Traditional style radiator. Picture rail.

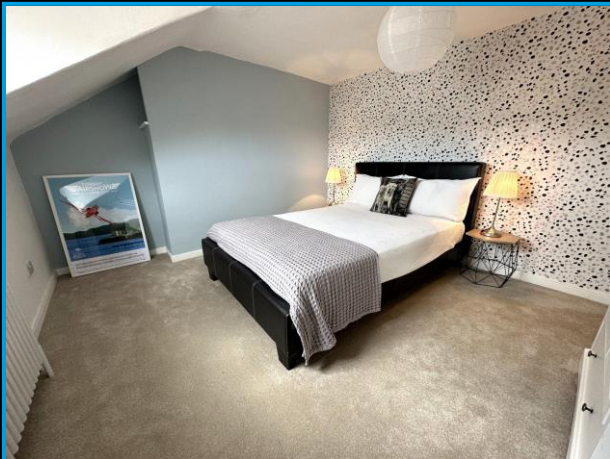
Bedroom 2 10'9" (3.28m) x 10'8" (3.25m)

Sash window to rear. Traditional style radiator.

Second Floor

Half Landing

Exposed floorboards. Window to rear with estuary glimpses. Steps rising to:



Landing 12'7" (3.84m) x 10'10" (3.3m)

Access to insulated roof space. Attractive exposed floorboards. Dado rail. Smoke alarm. Doors leading to all rooms including:

Bedroom 4 10'10" (3.3m) x 10'10" (3.3m)

Window to rear with estuary views and the hills beyond. Traditional style radiator. Useful storage alcove with hanging rail and shelving.

WC

Low level WC. Wall mounted wash hand basin with tiled splash backs above. Exposed floorboards. Traditional style heated towel rail. Fitted storage cabinet with mirrored door.

Externally

To the front of the property is a small area of garden laid to hard standing with dwarf walled boundaries.

Rear Garden

To the rear of the property is an attractive, fully enclosed courtyard garden that provides the ideal space for outdoor dining and sitting during fine weather. The courtyard is laid to paving and has a stone built raised shrub bed border that helps to provide year round colour and interest. Outside power point, lighting and water tap. Useful rear pedestrian access via a timber garden gate to the rear.

Tenure

The property is FREEHOLD

Services

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

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 Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Notes

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

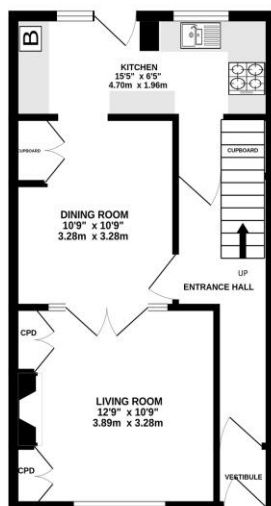


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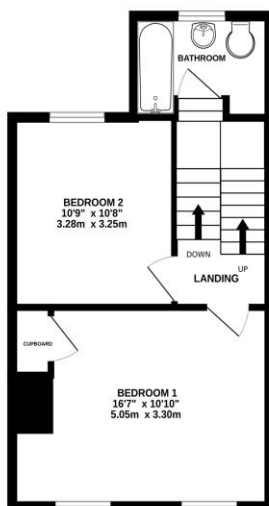
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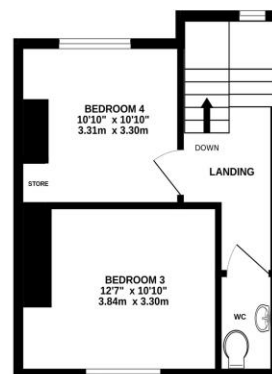
GROUND FLOOR



1ST FLOOR



2ND FLOOR



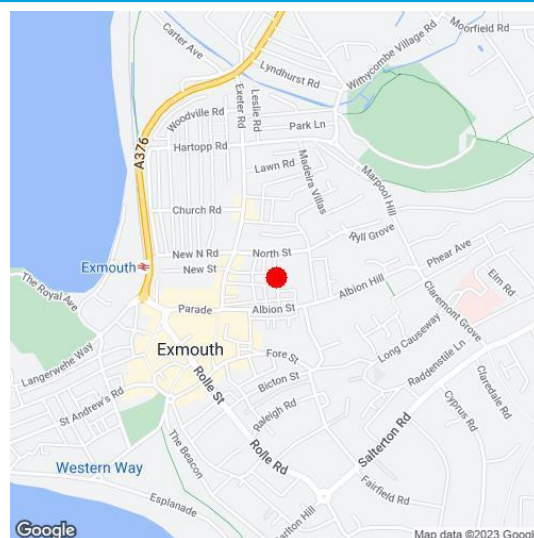
23 CLARENCE ROAD

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 towards The Strand Gardens. At the roundabout, turn right onto The Parade and continue into Exeter Road. Turn right, by the library, onto North Street and second right onto Clarence Road where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		82
(81-91) B		
(69-80) C	69	
(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.

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PrimeLocation.com