

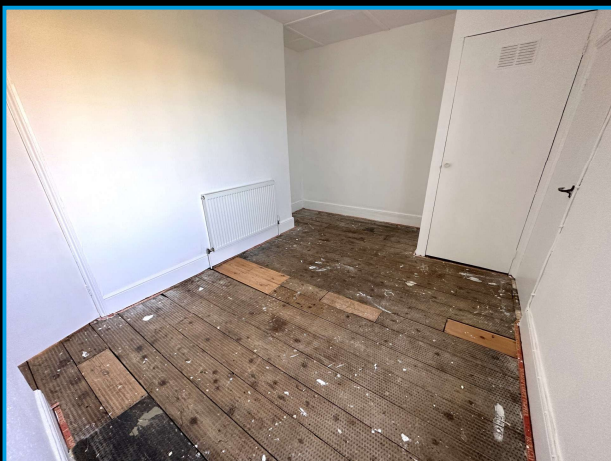
**Guide Price £225,000**

**4 Park Terrace, Withycombe Village Road, Exmouth, EX8 3AY**



- 2 Bedroom Cottage In Need Of Modernisation • Quiet, Tucked Away Location • Gas Central Heating & Extensive Double Glazing • Sitting Room • Kitchen With A Built In Oven, Hob & Hood • Ground Floor Bathroom • 2 First Floor Bedroom, Plus Additional Study/Room • Large Garden To Rear. NO ONWARD CHAIN





Part obscure glazed door leading to:

## Ground Floor

### Entrance Vestibule

Dado rail. High level electric trip switch consumer unit and meter. Obscure glazed door leading to:

### Entrance Hall

Staircase rising to the first floor. Radiator. Dado rail. Door leading to the kitchen and door leading to:

### Sitting Room 11'0" (3.35m) x 10'5" (3.18m)

Double glazed window to front. Focal point of a wall mounted gas fire with a stone hearth and an exposed brick back with a wooden mantle above. Radiator. Coved ceiling.

### Kitchen 14'0" (4.27m) x 12'2" (3.71m)

Single glazed window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces above and ceramic tiled splash backs. Inset, stainless steel, single sink and drainer unit with a mixer tap above. Built in four ring gas hob with an electric oven below and filter hood above. Integrated fridge. Further space beneath the work surface for an appliance. Space and plumbing for a washing machine. Inset ceiling lights. Radiator. Small under stairs storage cupboard. Part glazed door leading to:

### Rear Lobby

Part glazed door leading to the lean to and a door leading to:

### Bathroom

Window to side. Fitted white suite comprising of a panelled bath that has a shower attachment above. Low level WC. Pedestal wash hand basin. Heated towel rail. Wall mounted medicine cabinet with mirrored doors.

### Lean To

Single glazed window to rear. Single glazed door leading out to the rear garden. Polycarbonate roof. Outside water tap. This area is in need of repair.

## First Floor

### Landing

Access to insulated loft space. Doors leading to bedroom 2 and:

### Bedroom 1 13'10" (4.22m) x 11'1" (3.38m)

Double glazed window to front. Radiator. Wall mounted gas fired heater. Storage alcove with a hanging rail and shelving.

### Bedroom 2 13'10" (4.22m) Max x 8'10" (2.69m) Max

Double glazed window to rear. Radiator. Useful walk in storage cupboard that houses a wall mounted gas fired combination boiler. Door leading to;

### Study 8'9" (2.67m) x 6'6" (1.98m)

A useful room that could be utilised for different uses





including a home office/study. Double glazed window to rear. Radiator.

### Externally

#### Front Garden

To the front of the property is a small garden that has a crazy paved pathway leading to the front entrance door and a shrub bed to the front and side. Outside meter box.

#### Rear Garden

To the rear of the property is a good size and enclosed rear garden. Brick built store.

#### 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

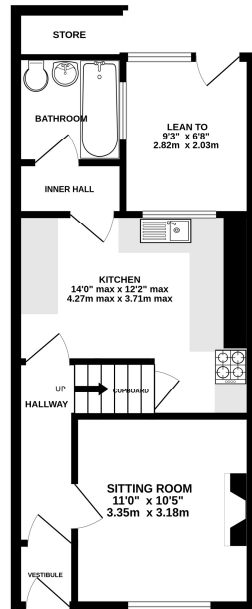
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

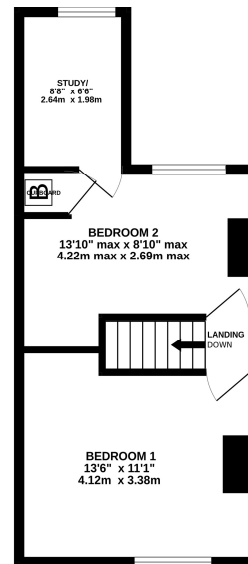
#### Agnets Notes

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

GROUND FLOOR



1ST FLOOR



4 PARK TERRACE, WITHYCOMBE VILLAGE ROAD

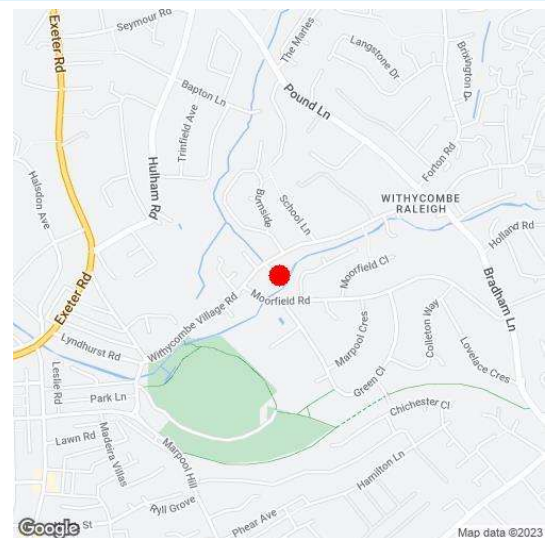
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The service, agents and agencies cannot have the best tested and no guarantee as to their quality or efficiency can be given.

Made with Hergo 12/22

## Directions

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. The property will be found set down a small side street, on the right hand side, immediately after the Methodist Church.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		87
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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.