

01395 222350

LINKS
ESTATE AGENTS

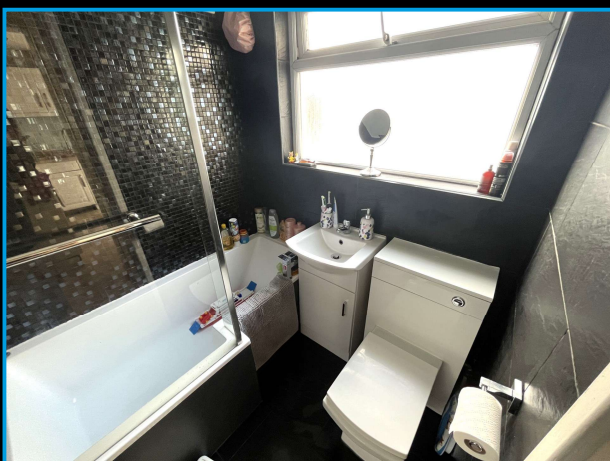
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Guide Price £225,000

162 Withycombe Village Road, Exmouth, EX8 3BA



- Well Presented Terraced House • Handy For Withycombe Amenities • Gas Central Heating & Double Glazing • Living Room, Dining Room / Bedroom 3 • Kitchen / Breakfast Room
- Ground Floor, Modern Fitted Bathroom • 2 First Floor Double Bedrooms
- Courtyard Garden - Viewing Recommended



Accommodation

Ground Floor

Step up to front entrance door leading to:

Entrance Porch

Tiled flooring. High level cupboard that has the electric meter and fuse box. Half glazed door leading to:

Hall

Open to living room and door leading to:

Dining Room / Bedroom 3 10'0" (3.05m) x 9'3" (2.82m)

uPVC double glazed window to front. Radiator.

Living Room 13'0" (3.96m) x 12'3" (3.73m)

Staircase rising to first floor with under stairs cupboard. Fireplace feature including wooden mantle. Fitted storage cupboards. Radiator. Smoke alarm. Inset ceiling lights. Double doors leading to:

Kitchen / Breakfast Room 12'9" (3.89m) x 9'10" (3m)

uPVC double glazed sliding patio doors leading to rear Courtyard. Skylight. Range of cupboard and drawer storage units with roll edged worksurfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. The electric fan assisted cooker in situ is included in the sale, filter hood above. Space for freestanding fridge / freezer etc. Radiator. Useful utility cupboard that has plumbing for washing machine and the gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including rainfall water head, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring,



First Floor

Landing

Smoke alarm. Doors leading to both bedrooms

Bedroom 1 10'9" (3.28m) To Wardrobe x 9'5" (2.87m)

uPVC double glazed window to rear. Range of fitted wardrobes to 1 wall with mirror fronted sliding doors. Access to insulated and boarded loft space. Radiator. Inset ceiling lights.

Bedroom 2 12'1" (3.68m) x 9'2" (2.79m)

uPVC double glazed window to front. Useful shelved storage cupboard. Further bulkhead storage cupboard. Radiator.

Externally

The property has an enclosed Courtyard garden to the rear, being an ideal space for outdoor dining and sitting doing fine weather, with wall and timber panelled fence boundaries. Outside water tap.

Tenure

The property is FREEHOLD

Services

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

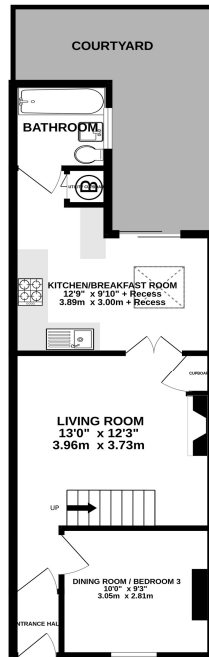
Mortgage Assistance

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

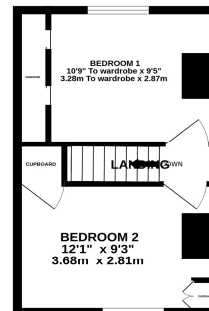
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



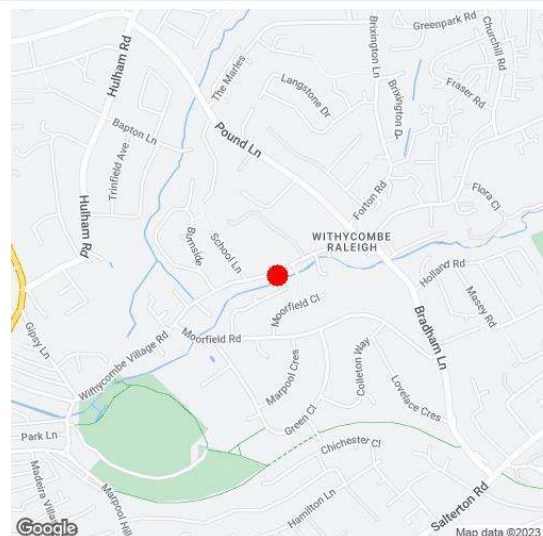
WITHYCOMBE VILLAGE ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 is given as to their operability or efficiency can be given.
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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. Continue along the road where the property will be found on the right hand side (Opposite the primary school) clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	74	
(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.