

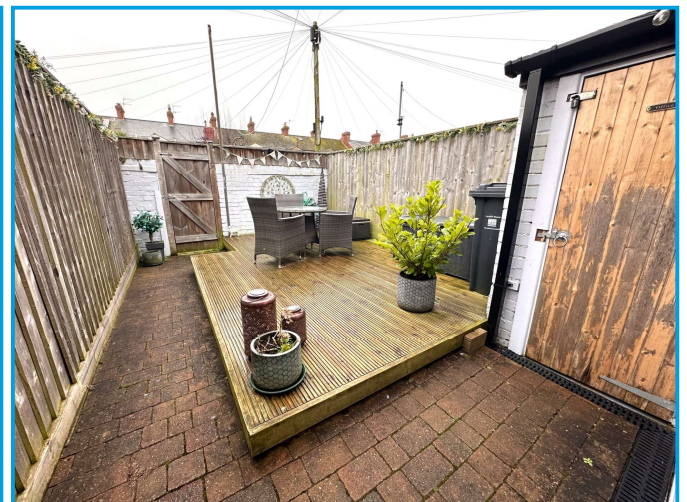
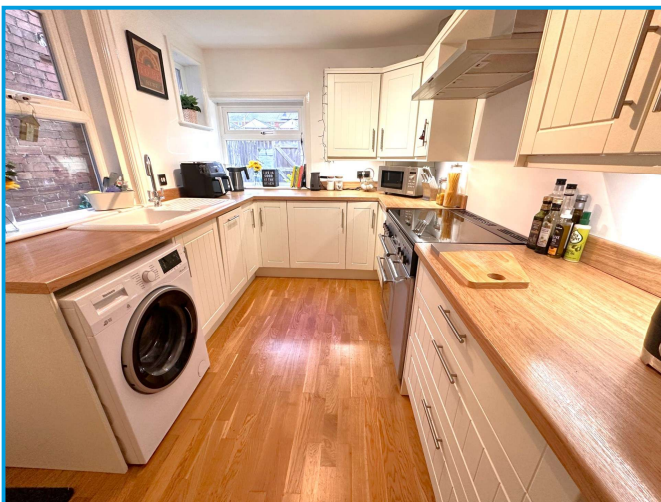
01395 222350

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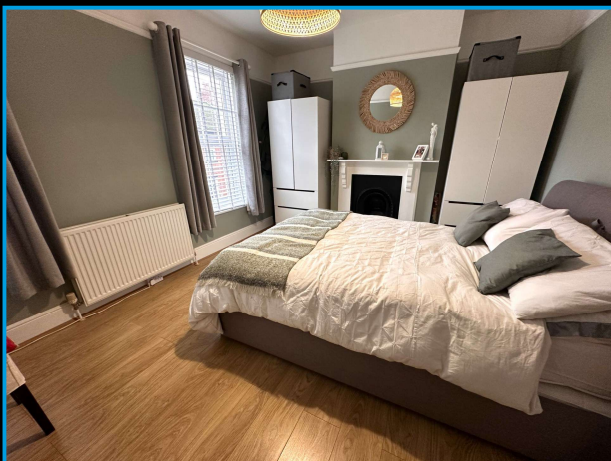
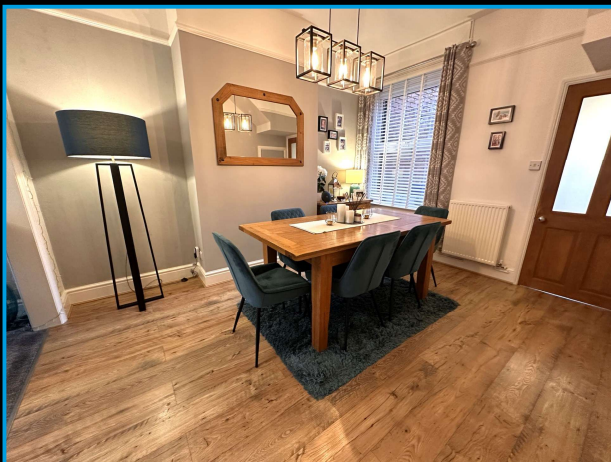
**Guide Price £269,950**

**34 Rosebery Road, Exmouth, EX8 1SJ**



- 2/3 Bedroom Mid Terrace Family Home • Updated By Current Vendors Throughout • Living Room & Dining Room • Modern Fitted Kitchen With Range Cooker • 2 Double Bedrooms & Small Single/Study • Modern Fitted Shower Room • Enclosed Rear Garden. Solar Panels • Internal Viewing Advised





Step up to a composite front entrance door with two inset satin obscure glazed windows, leading to:

## Ground Floor

### Entrance Vestibule

High level, concealed, electric meter and trip switch fuse box. Dado rail. Part obscure glazed wooden door leading to:

### Entrance Hall

Staircase rising to the first floor. Dado rail. Picture rail. Radiator. Laminate flooring. Smoke alarm. Part obscure glazed wooden door leading to:

### Dining Room 13'0" (3.96m) x 10'8" (3.25m)

Window to rear. A lovely room with a useful under stairs storage cupboard the houses the gas meter and has plenty of storage space. Laminate flooring. Picture rail. Radiator. Part obscure glazed door leading to the kitchen and arch way leading to:

### Living Room 10'11" (3.33m) x 10'6" (3.2m)

Window to front. Fireplace recess that has a floating wooden mantle above. Radiator. Picture rail.

### Kitchen 12'8" (3.86m) x 8'0" (2.44m)

A dual aspect room that has a window to side and a window to rear. Part uPVC double glazed door leading out to the rear garden. Modern fitted kitchen that comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces and matching up stands above. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Integrated dishwasher. Insert large ceramic single bowl sink and drainer unit with a mixer tap above. Concealed wall mounted gas fired combination boiler. The large range master cooker in situ is included within the sale and it has an extractor hood above. Laminate flooring. Radiator. Under unit lighting.

## First Floor

### Half Landing

Steps leading up to the main landing. Smoke alarm. Doors leading to shower room and:

### Bedroom 3/Study 7'11" (2.41m) x 4'10" (1.47m)

Large door recess. Window to rear. Radiator. Picture rail. Laminate flooring.

### Shower Room

Obscure glazed window to side. A lovely re fitted room that comprises of a large walk in shower that has a digital, electric controlled shower that has both an overhead rainfall shower head and separate shower attachment, splash back to ceiling height and a splash screen. Low level WC. Vanity wash hand basin with small display and storage cupboard below. Tile effect laminate flooring. Heated towel. Ceiling lights. Wall mounted mirror with sensor controlled LED lighting. Wall mounted corner medicine cabinet with mirrored door.

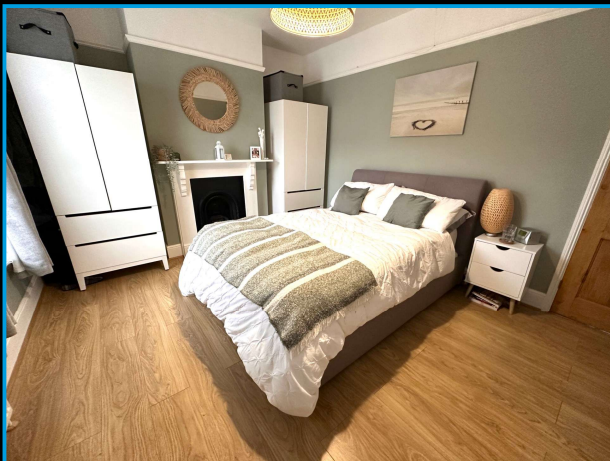
### Main Landing

Access to an insulated loft space via a trapdoor and ladder. Picture rail. High level window to rear. Doors leading to:

### Bedroom 1 13'9" (4.19m) x 10'11" (3.33m)

Good size room that has two large windows to front. Focal point of an ornate fireplace feature with an attractive wooden surround. Radiator. Picture rail. Laminate flooring.





### Bedroom 2 13'2" (4.01m) x 8'2" (2.49m)

Part obscure glazed window to rear. Focal point of an attractive ornate fireplace with a wooden fireplace surround. Laminate flooring. Picture rail.

### Rear Garden

To the rear of the property is a fully enclosed and well maintained garden that has been planned with ease of maintenance in mind. The garden is laid to a block paved patio and has a raised deck area that provides ideal space for outdoor dining and sitting during fine weather. Outside water tap with outside shower attachment. Timber fenced and walled boundaries. Rear pedestrian access via a timber garden gate that leads to a rear service Lane. Outside lighting. Access to an outside toilet.

### Parking

The property is located in an area that has the benefit of a residential parking scheme - via EDDC

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band B. 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

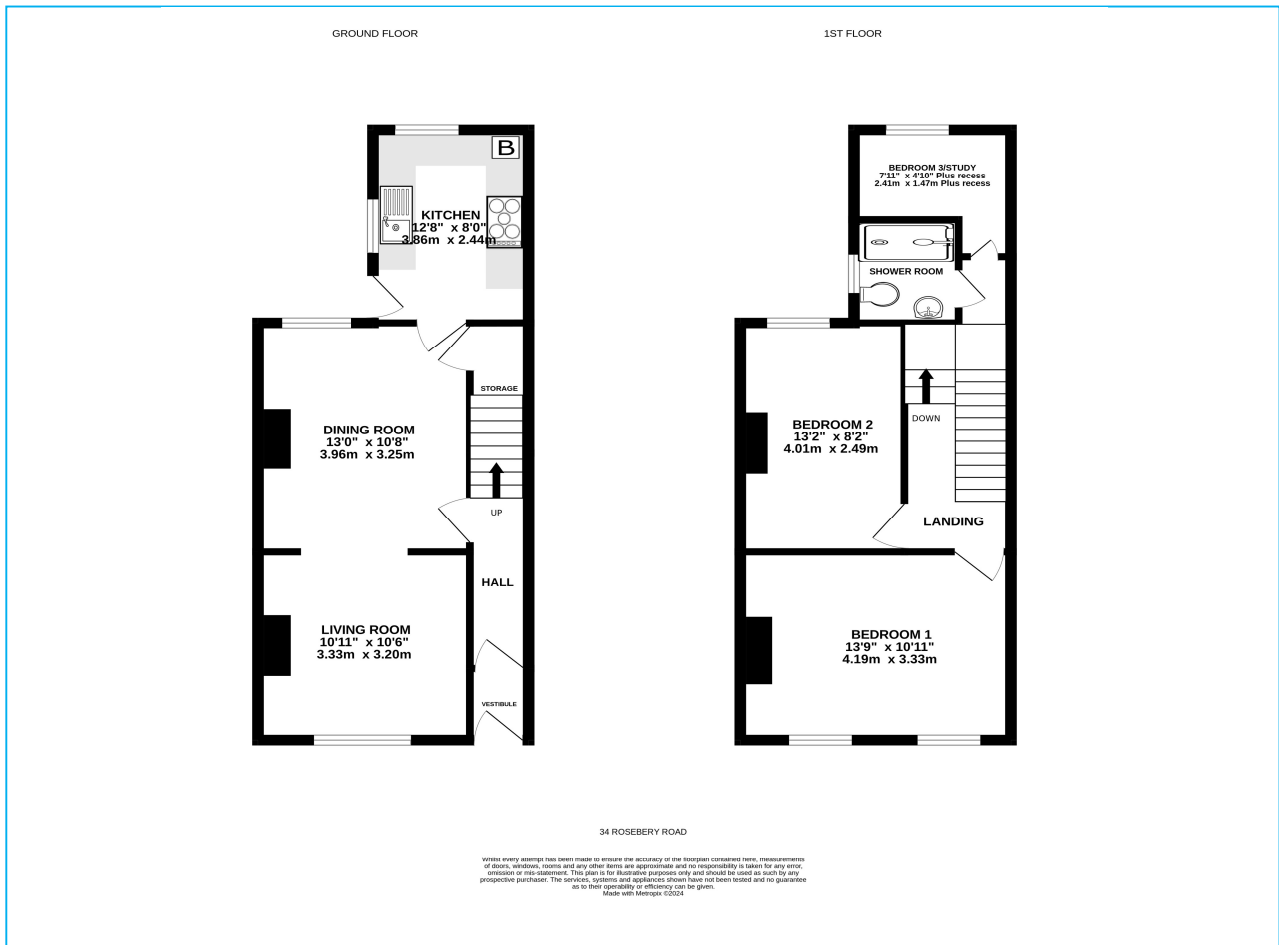
Please note, these are draft particulars and they are awaiting vendors verification. The property benefits from 10 solar panels (5 to front of ridge and 5 to the rear of the ridge). These are owned by the property.



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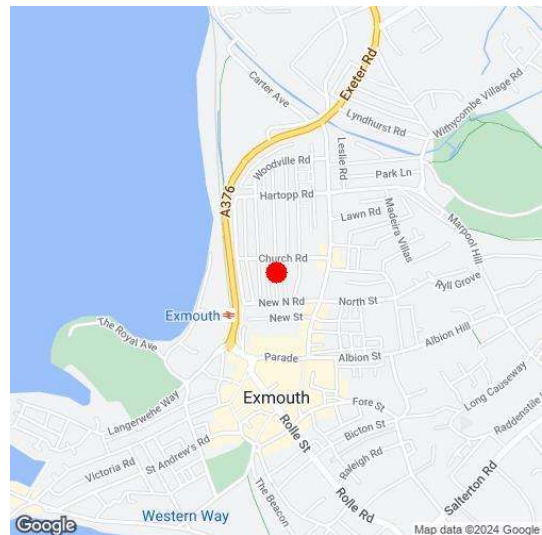
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### Directions

From our prominent town centre office turn right down Rolle Street and take the 2nd exit at the roundabout into The Parade. Continue along into Exeter Road, turning left by All Saints Church into Church Road. Take 2nd left into Rosebery Road where the property will be found on the left hand side and clearly identified by our For Sale board.



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.

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