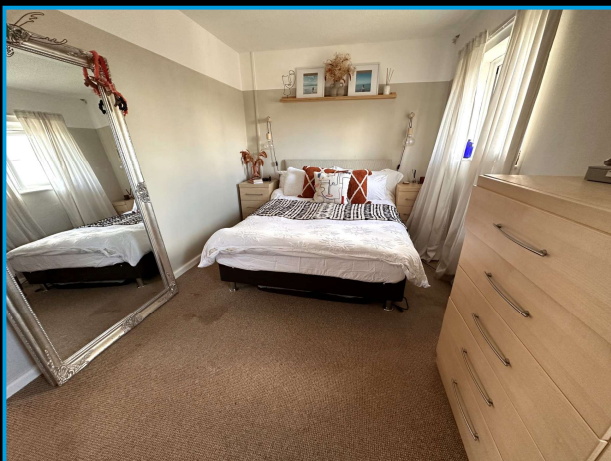
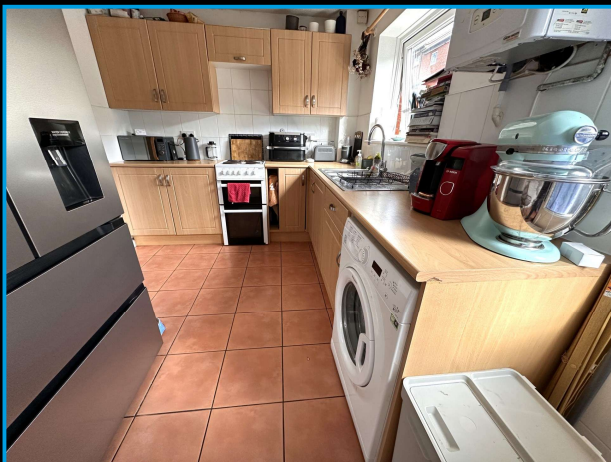


Guide Price £225,000
8 Wade Close, Exmouth, EX8 4RX



- Elevated, 2 Double Bedroom End Of Terrace House • Gas Centrally Heated & uPVC Double Glazed • Living Room With Views • Kitchen/Dining Room • 2 First Floor Bedrooms (One With Views) • Bathroom With White Suite • Enclosed Front Garden • Enclosed Garden To Rear With Sunny Aspect



uPVC double glazed front entrance door with obscure inset window, beneath an open porch, leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. High level electric trip switch fuse box. Laminate flooring. Useful storage cupboard. Doors leading to the kitchen and:

Living Room 13'7" (4.14m) x 10'3" (3.12m)

Window to front with view over Exmouth and towards the Estuary and the hills beyond. Radiator. Laminate flooring.

Kitchen/Dining Room 16'7" (5.05m) x 7'5" (2.26m)

Window to rear. Part obscure glazed door leading out to the rear garden and that has a window the side. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Electric cooker point. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Tiled flooring. Wall mounted gas fired boiler. Inset stainless steel one and a half bowl sink with a single drainer unit with a mixer tap above. Radiator. Space for a small table and chairs.

First Floor

Access to an insulated loft space. Airing cupboard that has slatted shelving and that houses a hot water tank. Radiator. Smoke alarm. Doors leading to all rooms, including:

Bedroom 1 14'1" (4.29m) x 8'10" (2.69m)

Two windows to front that enjoy far reaching views over Exmouth and of the Estuary and Hills beyond. Double wardrobe that has a hanging wheel and shelving above. Further built in storage cupboard that has shelving. Radiator.

Bedroom 2 12'5" (3.78m) x 10'2" (3.1m)

Window to rear. Radiator.

Bathroom

Obscure glazed windows to rear. Fitted white suite comprising of a panelled bath that has tiled splash backs to ceiling height, an electric shower unit and a shower curtain. Low level WC. Pedestal wash hand basin. Tiled flooring. Extensively tiled walls. Radiator. Extractor fan.

Externally

Front Garden

To the front of the property is an enclosed area of garden that is laid to lawn with a picket timber garden fence. Access to the garden via a timber gate to the side. Useful brick built store that also houses the electric meter. Gas meter.

Rear Garden

To the rear of the property is an enclosed and tiered rear garden that enjoys a good degree of the sunshine, enjoying a sunny aspect. Laid immediately adjacent to the rear of the property is a paved patio that provides an ideal area for outdoor dining and sitting during finer weather. Steps then lead up to the remainder of the garden and provides access to 2 areas of shingle. To one side of the garden is a sloped area garden laid to lawn. Timber fenced boundaries. Rear pedestrian access via a timber garden gate.

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

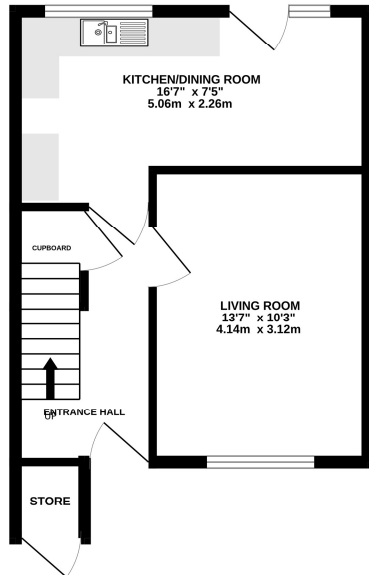
Your home may be repossessed if you do not keep up repayments on your mortgage

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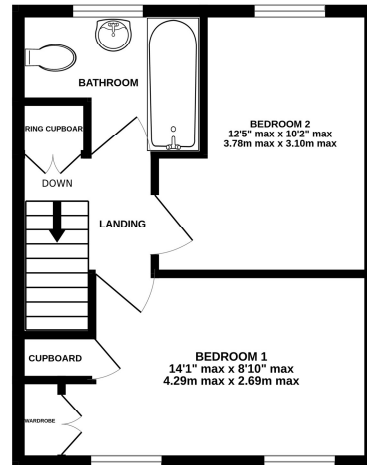
Agents Notes

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

GROUND FLOOR



1ST FLOOR



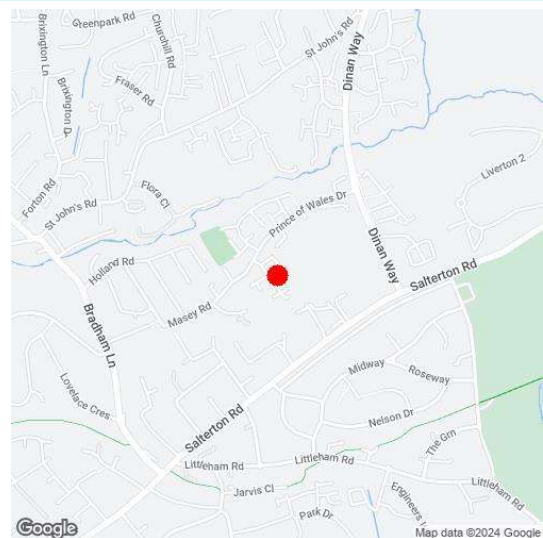
8 WADE CLOSE

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 turn right up Rolle Street and turn left at the roundabout along Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and the 2nd right into Masey Road and continue along into Prince Of Wales Drive, and take a right hand turning into Heard Avenue. Take the second left in Wade Close, where the property will be found on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		70
(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.