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LINKS
ESTATE AGENTS

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Guide Price £269,950

149 Egremont Road, Exmouth, EX8 1SD



- 3 Bedroom Mid Terrace Family Home • Town Centre Location - Close To Train Station & Seafront
- Gas Centrally Heated & uPVC Double Glazed Property • Living Room With Wood Burner & Dining Room • Modern Fitted Kitchen & Rear Porch/Utility • Modern Fitted Shower Room • Enclosed Rear Garden - Scope For Parking • Internal Viewing Advised



Step up to a part obscured glazed wooden front entrance door leading to:

Ground Floor

Entrance Vestibule

High level, concealed electric trip switch fuse box and electric meter. Parquet flooring. Dado rail. Multi pane glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Coved ceiling. Mosaic tiled flooring. Part obscure glazed door leading to:

Living Room 13'8" (4.17m) x 11'6" (3.51m)

Window to rear. Focal point of an attractive wood burning fire with a slate hearth and exposed brick recess. Exposed floorboards. Coved Ceiling. Radiator. Door leading to kitchen and arch way leading to:

Dining Room 11'5" (3.48m) x 10'2" (3.1m)

Window to front. Radiator. Exposed floorboards. Cove ceiling.

Kitchen 12'4" (3.76m) x 7'8" (2.34m)

Window to rear and internal window to side (single glazed). Range of modern fitted, floor standing cupboard and drawer storage units with wood effect work surfaces above and matching up stand. Built in stainless steel one and a half bowl sink with single drainer unit and a mixer tap. Space for free standing fridge freezer. Space and plumbing for a dishwasher and washing machine. Built in four ring gas hob with an electric oven below, stainless steel splash back and filter hood above. Radiator. Large walk in larder style storage cupboard with shelving. Laminate flooring. Obscure glazed door leading to:

Rear Porch/Utility 12'6" (3.81m) x 5'4" (1.63m)

Fitted work surface to one wall that has space beneath for a tumble dryer and further appliances if required. Mosaic tiled flooring. Wall mounted coat hooks. uPVC double glazed door to rear with windows to side and above, leading out to the rear garden.

First Floor

Half Landing

Steps leading up to the main landing. Access to the rear tenement loft space. Doors leading to a shower room and:

Bedroom 3 7'11" (2.41m) x 7'3" (2.21m)

Window to rear. Radiator. Coved ceiling.

Shower Room

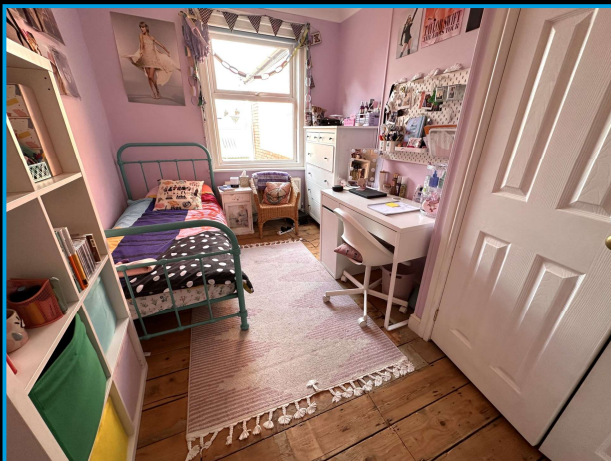
Modern fitted shower room comprises of a good size shower cubicle with sliding splash screen door and a thermostatically controlled rainfall shower head with a separate shower attachment. Level WC. Wall mounted wash hand basin with storage below. Heated towel rail. Laminate flooring. Wall mounted medicine cabinet with mirrored door. Extractor fan. Inset ceiling lights.

Landing

Access to an insulated loft space. Smoke alarm. Doors leading to both bedrooms, including:

Bedroom 1 12'8" (3.86m) To Wardrobe x 10'6" (3.2m)

Two windows to front. Radiator. Coved ceiling. Good range of built in storage to one wall incorporating wardrobes and a shelved storage cupboard. Exposed floorboards. Radiator.



Bedroom 2 13'3" (4.04m) x 9'2" (2.79m) Max

Window to rear. Radiator. Exposed floor boards. Coved ceiling. Built in cupboard with slatted shelving. Small hanging rail and also houses a wall mounted. Gas fired Combi boiler.

Externally

Front Garden

To the front of property is a small area of garden that is laid to paving, suitable for bin storage. Dwarf brick walls. Outside meter box.

Rear Garden

To the rear of the property is an enclosed and easy to maintain rear garden. The garden is laid to a paved patio area with a further area of garden laid to shingle. Brick wall and timber fenced boundaries. Double opening timber gates to the rear of the garden that lead out to a rear vehicle service lane and which can provide off road parking if required. Outside water tap. Storage shed. Outside WC.

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.

Mortgage Assistance

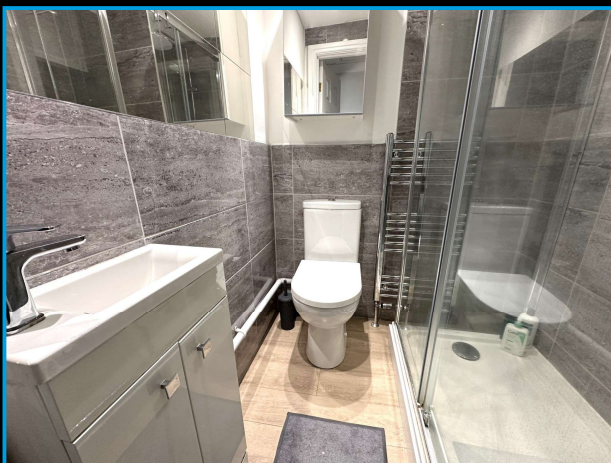
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

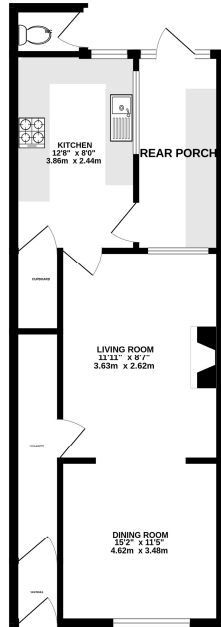
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Agents Notes

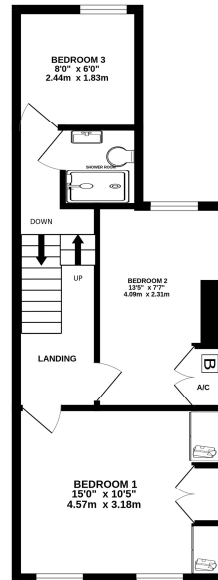
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



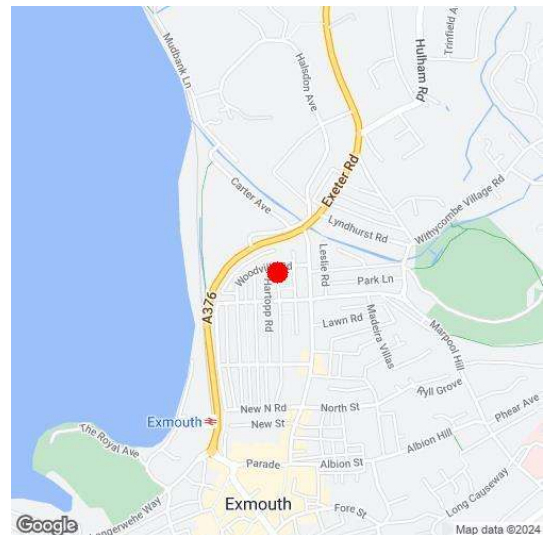
149 EGREMONT ROAD

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 misstatement. 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.
 Made with floorplan ©2024

Directions

From our prominent town centre office, proceed out of town along Exeter Road. Upon passing The Park pub, take the 2nd left turning into Woodville Road, and the the next left into Egremont Road. The property will be found, immediately 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		87
(81-91) B		
(69-80) C	72	
(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.