

Offers in Excess of £375,000
10 Woodville Road, Exmouth, EX8 1SE



- Deceptively Spacious 4 Double Bedroom Semi Detached House • Gas Central Heating & Double Glazing • 2 Reception Rooms, Modern Fitted Kitchen • 2 First Floor Bedrooms
- First Floor Bathroom / WC & Further Cloakroom / WC • 2 Second Floor Bedrooms
- Good Sized Rear Garden With Shed / Workshop • Level Walk To Town Centre & Train Station



Accommodation

Ground Floor

Hardwood front entrance door, with feature stained glass window, leading to:

Entrance Porch

External door leading to rear garden. tiled walls and flooring. Step up to main front entrance door, with stained glass pane, leading to:

Entrance Hall

Staircase rising first floor with useful under stairs storage cupboard, with gas meter. Cupboard that house the electric meter and trip switch fuse box. Wooden flooring. Wooden doors leading to dining room and:

Sitting Room 13'8" (4.17m) Into Bay x 11'3" (3.43m)

Walk - in square bay window to front. Focal point of Stone fireplace with fitted log effect gas fire. 2 radiators. Ornate coving. Wooden flooring.

Dining Room 11'4" (3.45m) x 11'2" (3.4m)

uPVC double glazed external door leading to rear garden. Radiator. Picture rail. Wooden flooring. Open arch leading to:

Kitchen 12'2" (3.71m) x 5'11" (1.8m)

Dual aspect having uPVC double glazed windows to rear and side. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback`s. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill to side. Tiled flooring.

First Floor

Landing

Staircase rising to second floor. Wooden doors leading to:

Cloakroom

Dual aspect having obscure uPVC double glazed windows to front and rear. White suite of low level WC and pedestal wash hand basin. Fully tiled walls.

Bedroom 1 11'4" (3.45m) x 11'4" (3.45m)

uPVC double glaze window to front. Focal point of cast iron ornate fireplace feature. Radiator. Picture rail.

Bedroom 2 11'4" (3.45m) x 8'1" (2.46m)

uPVC double glazed window to rear. Radiator. Picture rail.

Bathroom 14'9" (4.5m) x 6'9" (2.06m)

Obscure uPVC double glazed, Stained glass window to rear. Modern fitted, 4 piece white suite of freestanding roll top bath, shower cubicle with thermostatically controlled shower unit and splashback walls, low level WC and pedestal wash hand basin. Tiled splashback. Radiator. Useful utility area which has space and plumbing for washing machine, further space for tumble dryer etc and wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.





Second Floor

Landing

Velux window side. Doors leading to:

Bedroom 3 11'3" (3.43m) x 8'9" (2.67m)

uPVC double glazed window to front. Access to eaves storage space. Radiator.

Bedroom 4 11'4" (3.45m) x 8'9" (2.67m)

uPVC double glaze window to rear. Access to eaves storage space. Radiator.

Externally

The level and enclosed front garden has ease of maintenance in mind, being laid to decorative shingle with a pathway leading to the front entrance door and brick wall boundaries.

Parking

The property is located in an area that has the benefit of a residential parking scheme - with permits available to purchase via EDDC

Rear Garden

The property has a good sized, enclosed rear garden which has patio areas immediately adjacent the property and to the rear of the garden, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders that provide year round interest and colour. Timber panel fence and brick wall boundaries. Outside Power Point. Outside water tap. Front pedestrian access via entrance porch. To the rear of the garden is:

Shed / Workshop 14'10" (4.52m) x 9'8" (2.95m)

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B

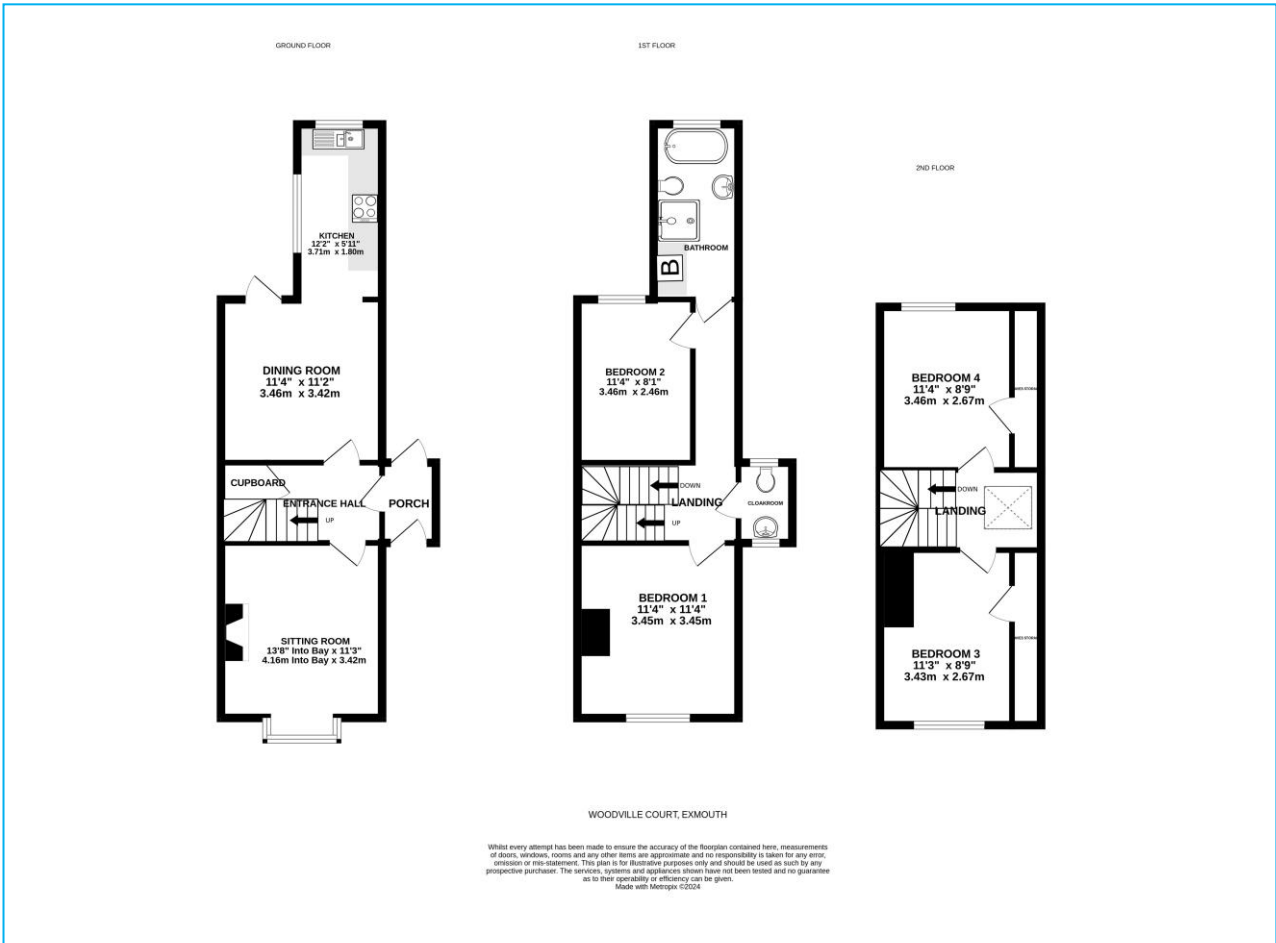
Mortgage Assistance

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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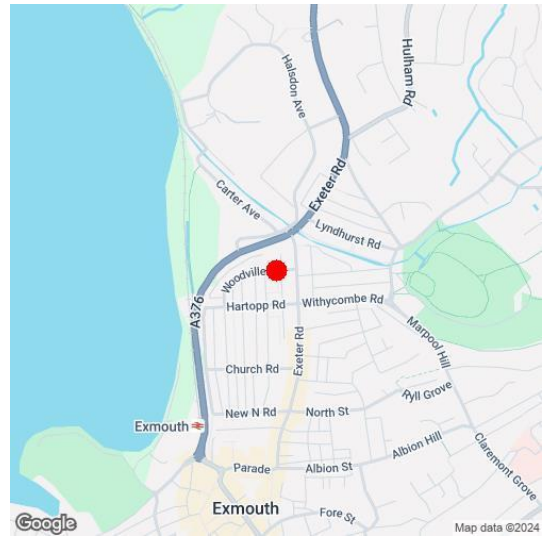




Directions

From our prominent town centre office, proceed out of town along Exeter Road. After passing the turning to Park Road, take the next left hand side turning into Woodville Road. The property will be found on the right hand side, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
<small>More energy efficient - lower running costs</small>		
A		
B		
C		
D		
E		
F		
G		
<small>Not energy efficient - higher running costs</small>		
	61	79
England & Wales		EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.