

Guide Price £320,000
20 Montpellier Road, Exmouth, EX8 1JN



- Charming Town Centre Character Cottage • Grade II Listed • 2 Double Bedrooms
 - Sitting Room & Separate Dining Room/Study • Modern Kitchen/Breakfast Room
 - Spacious Bathroom/Shower Room/WC • Gas Central Heating • Enclosed front & Rear Gardens
- Internal Viewing Essential



Accommodation

Ground Floor

Attractive open porch with courtesy light and entrance door to:

Sitting Room 14'9" (4.5m) x 11'10" (3.61m)

A bright room with window to the front. Stairs to the first floor with cupboard below. Radiator. Tiled floor. TV aerial point. Part glazed door to the rear patio garden and further doors to the kitchen and:

Dining Room/Study 11'11" (3.63m) x 10'2" (3.1m)

Another bright room with window to the front. Tiled fireplace and hearth. Radiator. Fitted work/desk space.

Kitchen/Breakfast Room 12'2" (3.71m) x 10'2" (3.1m)

A dual aspect room with windows to the side and rear. Modern fitted base cupboard and drawer units. Space for slot-in cooker with cooker hood over. Roll edged work top surface with inset single drainer sink unit with mixer tap over. Plumbing for washing machine. Space for fridge/freezer. Laminate drift wood style flooring. Radiator. Space for table and chairs.

First Floor

Landing

Double glazed window to the rear. Doors to:

Bedroom 1 12'0" (3.66m) Max x 12'0" (3.66m) Max

Window to the front. 2 built-in wardrobe/storage cupboards. Radiator.

Bedroom 2

Window to the front. Built-in wardrobe/storage cupboard. Radiator.

Bathroom/Shower Room/WC

A well proportioned and bright dual aspect room with window to the side and Velux skylight window. Modern suite comprising a panelled bath. Separate quadrant shower cubicle with glazed shower screen and built-in thermostatic shower. Close-coupled Wc. Pedestal wash hand basin with tiled splash back and shaver/light point over. Heated towel rail. Storage cupboard housing a wall-mounted gas fired combi boiler supplying the domestic hot water and central heating.

Externally

Front Garden

A wooden gate provides access to an enclosed area of front garden with mature flower and shrub borders.

Rear Garden

To the rear is an enclosed westerly facing patio style garden which decked to provide an easy to maintain sunny outdoor space.





Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B

Mortgage Assistance

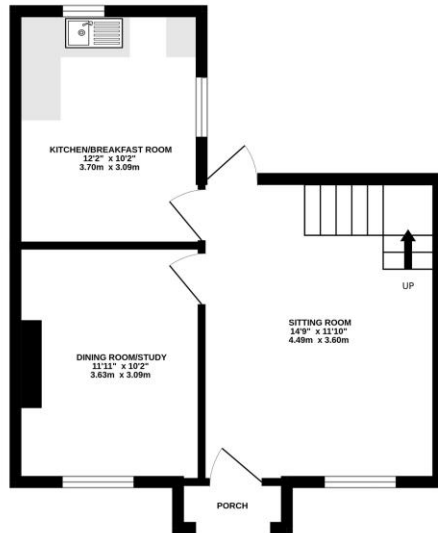
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

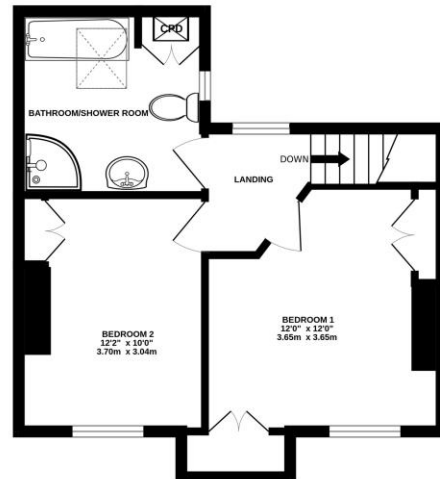
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GROUND FLOOR



1ST FLOOR

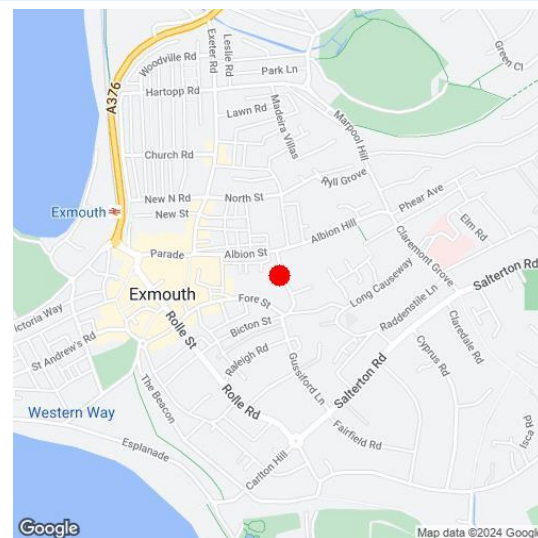


MONTPELLIER ROAD

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 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 and head up along Church Street, continuing into Fore Street until the junction. Take a left hand turning into Montpellier Road, where the property will be found on the left hand side, 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

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.