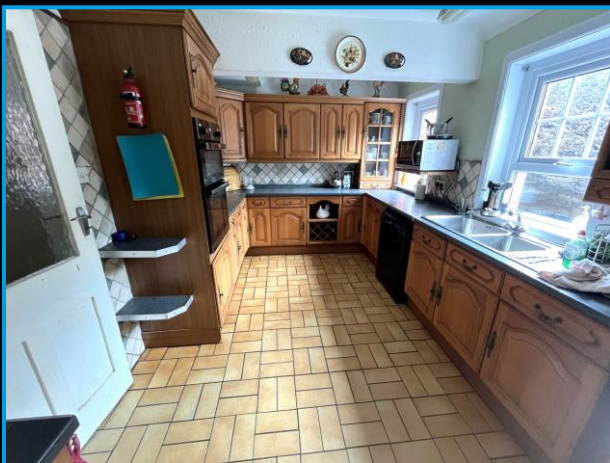


Guide Price £625,000

2 The Broadway, Exmouth, EX8 2NW



- Large Detached House For Updating • Gas Central Heating & Double Glazing
- 3 Reception Rooms, Kitchen & Garden Room • 5 Double Bedrooms & Shower Room
- Level, Corner Plot Gardens • Ample Off Road Parking & Large Garage / Workshop
- Potential Building Plot (Subject To Planning Permission) • NO ONWARD CHAIN



Accommodation

Ground Floor

Front entrance door leading to:

Entrance Porch

Windows to rear and side. Door leading to:

Entrance Hall

Staircase rising to first floor with under stairs storage cupboard. Radiator. Doors leading to living room, dining room, kitchen and:

Sitting Room 19'3" (5.87m) Into Bay x 15'11" (4.85m)

Walk - in square bay fronted window to front. Fireplace feature. Radiator. Picture rail.

Living Room 15'11" (4.85m) x 13'11" (4.24m)

Dual aspect having French doors leading to the front Verandah, window adjacent and window to side. Fireplace feature. Radiator. Picture rail.

Dining Room 12'11" (3.94m) x 11'11" (3.63m)

2 windows to rear. Cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water.

Kitchen 15'10" (4.83m) x 9'3" (2.82m)

Window to rear. range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Built - in gas hob and eye level double gas oven and grill. Stainless steel double bowl sink with single drainer unit and mixer tap. Door leading to rear porch and:

Pantry

Window to rear. Storage units. Door leading to:

Cloakroom

Window to rear. Low level WC and wash hand basin.

Rear Porch

Windows to front, rear and side. Space and plumbing for washing machine. External door leading to the rear garden.

First Floor

Galleried Landing

Window to side. Access to insulated and part boarded loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Storage cupboard. Doors leading to all rooms.

Bedroom 1 19'2" (5.84m) Into Bay x 11'2" (3.4m)

Walk - in square bay window to front. Range of fitted bedroom furniture. vanity wash hand basin. radiator. Picture rail.

Bedroom 2 13'11" (4.24m) x 12'5" (3.78m)

Dual aspect having windows to front and side. Radiator. vanity wash hand basin. Picture rail.



Bedroom 3 12'10" (3.91m) x 12'0" (3.66m)

uPVC double glazed window to rear. Vanity wash hand basin. Radiator. Access to useful storage cupboard.

Bedroom 4 9'3" (2.82m) x 9'3" (2.82m)

uPVC double glazed window to rear. Vanity wash hand basin. Picture rail.

Bedroom 5 13'11" (4.24m) x 7'9" (2.36m)

uPVC double glazed window to front. Vanity wash hand basin. Radiator. Picture rail.

Shower Room

Obscure glazed window to side. Modern fitted shower cubicle. Vanity wash hand basin.

Cloakroom

Window to side. Low level WC

Externally

A feature of this property are the large and level corner plot gardens. The property is approached via The Broadway where double opening gates gives access to an off road parking area for several motor vehicles. The front and rear gardens are then laid to a mixture of grass and patio areas with various shrubs and a pond. Access to:

Garden Room 13'8" (4.17m) x 6'1" (1.85m)

External doors to both the front and rear.

Detached Garage / Workshop 30'7" (9.32m) x 10'0" (3.05m)

Up and over door to front, via Salterton Road and up and over door to rear leading to rear garden. personal door to side. Power and light connected.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band G

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

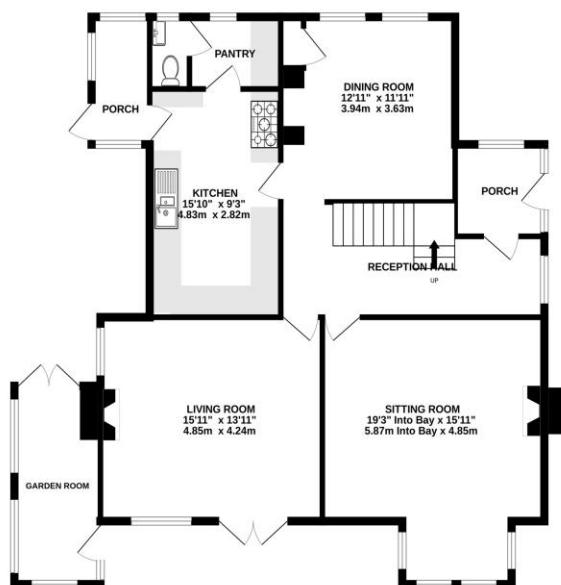
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Agents Note

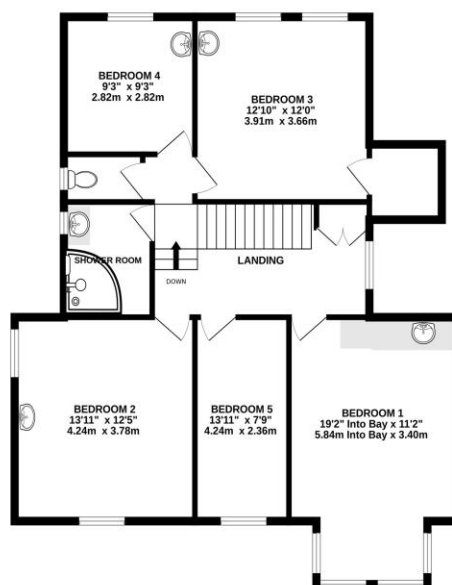
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



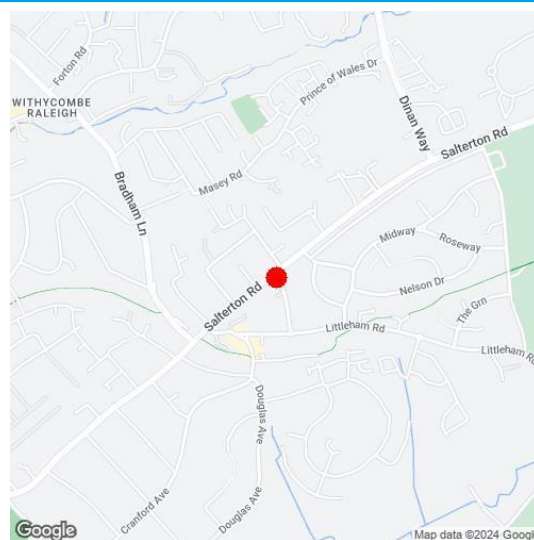
THE BROADWAY, EXMOUTH

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, proceed up Rolle Street turning left at the roundabout onto Salterton Road. Proceed through 2 sets of traffic lights and just before Tesco, turn right onto The Broadway where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(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		
	66	75



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.