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LINKS
ESTATE AGENTS

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Guide Price £420,000
42 Imperial Road, Exmouth, EX8 1AX



- Well Presented Character Property • Level Walk To Town, Seafront & Train Station
- Gas Central Heating, Double Glazing (Where Stated) • Ground Floor Cloakroom, Sitting Room
- Good Sized Kitchen / Dining / Family Room • 3 First Floor Double Bedrooms, Study
- Bathroom & Shower Room, Both With WC's • Courtyard Garden



Accommodation

Ground Floor

Hardwood front entrance door leading to:

Entrance Hall

Attractive tiled flooring. High level electric trip switch fuse box and electric meter. Staircase rising to first floor. With useful under stairs storage cupboard. Doors leading to sitting room, kitchen / dining / family room and:

Cloakroom

Modern fitted white suite of low level WC and wall mounted wash hand basin. Tiled flooring. Wall tiling to dado height. Heated towel rail. Extractor fan.

Sitting Room 12'8" (3.86m) x 11'11" (3.63m)

Sash window to front. Exposed fireplace feature having brick back with a tiled hearth. Radiator. Exposed floorboards. Picture rail.

Kitchen / Dining / Family Room 27'2" (8.28m) Max x 14'1" (4.29m) Max

Dual aspect having Sash window to front and bi-fold French doors leading to the enclosed Courtyard. Range of cupboard and drawer storage units with Oak work surfaces and tiled splash backs. Space for Range style cooker with gas and electric cooker points. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for dishwasher and washing machine. Further space for American style fridge / freezer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Cast iron open fireplace feature including a wooden mantle with surround and tiled hearth. Attractive exposed brick wall to rear and exposed floorboards. Inset ceiling lights. Radiator.

First Floor

Landing

Useful linen storage cupboard. Smoke alarm. Exposed wooden floorboards. Wall mounted central heating thermostat. Doors leading to 3 bedrooms, study, bathroom and shower room.

Bedroom 1 15'1" (4.6m) x 9'4" (2.84m)

uPVC double glazed Sash window to side. Fitted double wardrobe. Radiator. Exposed floorboards.

Bedroom 2 12'8" (3.86m) x 11'11" (3.63m)

Dual aspect having uPVC double glazed Sash window to side and uPVC double glazed Sash window to front. Ornate cast-iron fireplace feature. Radiator. Exposed floorboards.

Bedroom 3 13'3" (4.04m) x 8'6" (2.59m)

Sash window to front. Radiator.

Study 9'0" (2.74m) x 4'6" (1.37m)

Window to rear. Radiator.



Bathroom

Obscure glazed window to rear. White suite comprising freestanding bath with mixer tap and shower attachment, low level WC and wall mounted wash hand basin. Tiled splashback's. Tile flooring with under floor heating.

Shower Room

Obscure glazed window to rear. Modern white suite of shower cubicle with thermostatically controlled shower unit including Rainfall water head and tiling to ceiling height, low level WC and wall mounted wash hand basin. Heated towel rail. Tiled flooring.

Externally

To the rear is a very pretty block paved Courtyard garden, with some corner undercover seating. Brick wall boundaries, outside shower and cold water tap. Front pedestrian access to side via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band D

Mortgage Assistance

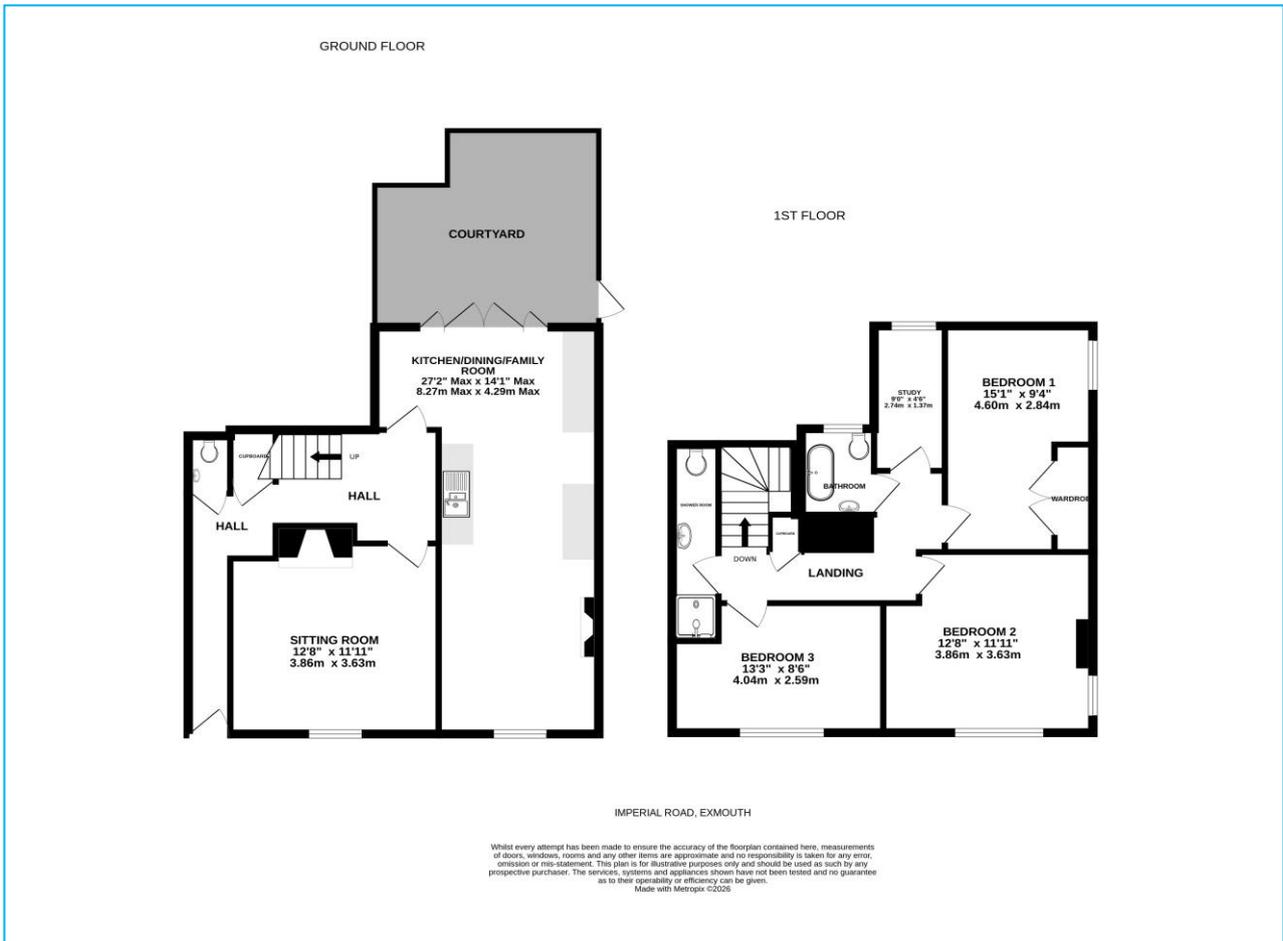
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

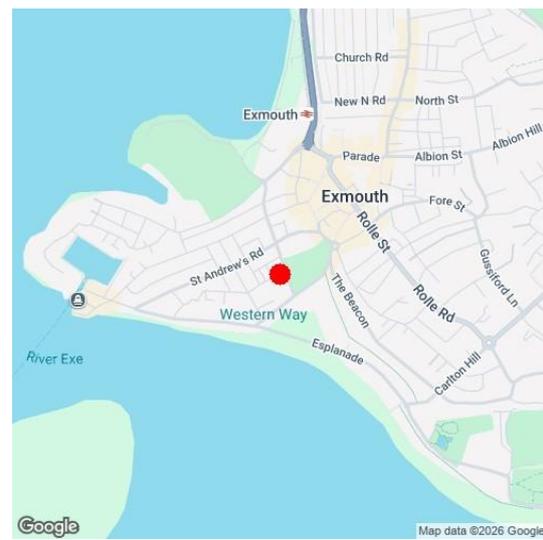
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, on foot, proceed across the road to High Street. At the top of the road, proceed through Manor Gardens towards Imperial Road. The property will be found on the other side of Imperial Road, off Clinton Square, on the left hand side.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A (92-100)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	68
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.