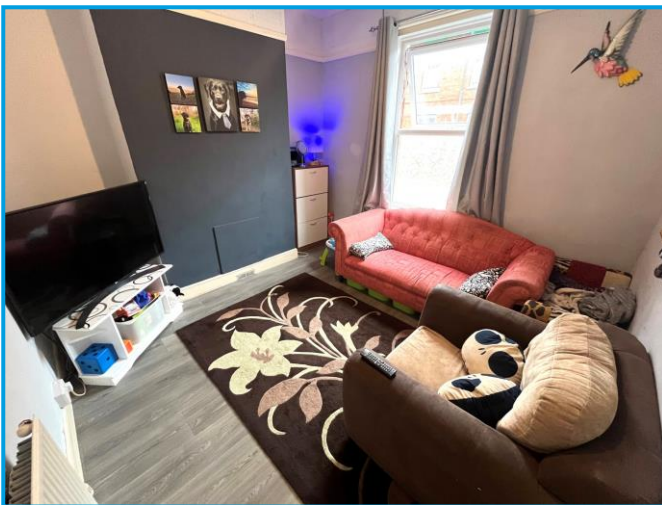
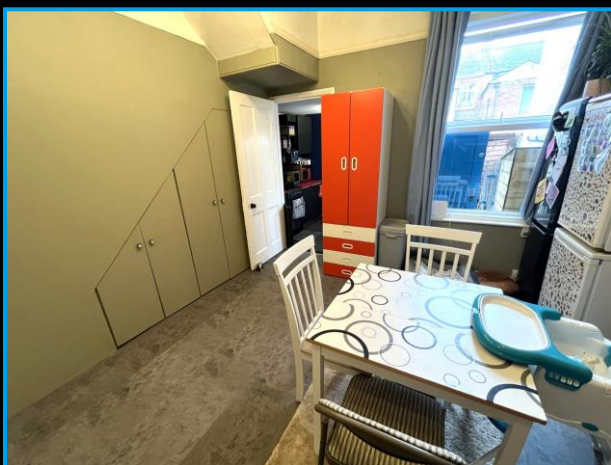
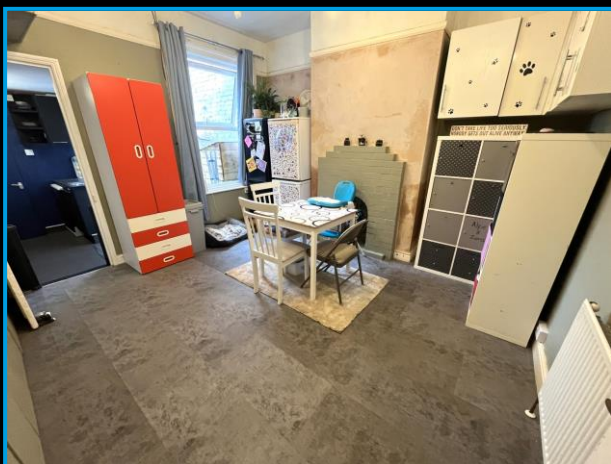


Guide Price £245,000

27 Rosebery Road, Exmouth, EX8 1SJ



- 3 Bedroom Mid terraced House • Gas Central Heating From Combi Boiler • 2 Reception Rooms
- Kitchen & Ground Floor Cloakroom • 3 First Floor Bedrooms & Bathroom • Courtyard Garden
- Residents Parking To Front • Level Walk To Town Centre & Train Station



Accommodation

Ground Floor

Step up to front entrance door leading to:

Entrance Porch

High level electric trip switch fuse box and electric meter. Part obscure glazed door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Doors leading to dining room and:

Living Room 11'2" (3.4m) x 10'6" (3.2m)

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

Dining Room 12'11" (3.94m) x 11'7" (3.53m)

uPVC double glazed window to rear. Useful under stairs storage cupboards, one having the gas meter. Radiator. Brick fireplace feature. Picture rail. Door leading to:

Kitchen 8'5" (2.57m) x 7'10" (2.39m)

External door side leading to rear garden with uPVC double glazed window adjacent. Range of cupboard storage units with roll edged work surfaces. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Electric cooker point. Space and plumbing for dishwasher. Door leading to:

Cloakroom / Store Room

Formerly a shower room and we understand the plumbing is still available. Obscure glazed window to side. White suite of low level WC and pedestal wash hand basin. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.

First Floor

Half Landing

Staircase rising to landing. Access to loft storage space. Doors leading to bathroom and bedroom 3.

Landing

Access to insulated and boarded loft space. Smoke alarm. Doors leading to bedrooms 1 & 2.

Bedroom 1 14'6" (4.42m) x 10'7" (3.23m)

2 uPVC double glazed windows to front. Fireplace feature. Radiator.



Bedroom 2 12'11" (3.94m) x 8'11" (2.72m)

uPVC double glazed window to rear. Fireplace feature. Radiator.

Bedroom 3 7'11" (2.41m) x 5'10" (1.78m)

uPVC double glazed window to rear.

Bathroom

Obscure glazed window to side. White suite comprising panelled bath with electric shower unit over and splashback's to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

Externally

There is a level and enclosed Courtyard garden to the rear which has a brick wall boundary. Timber storage shed. Outside water tap. Brick built storage shed which has space and plumbing for washing machine and power connected. Rear pedestrian access 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 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

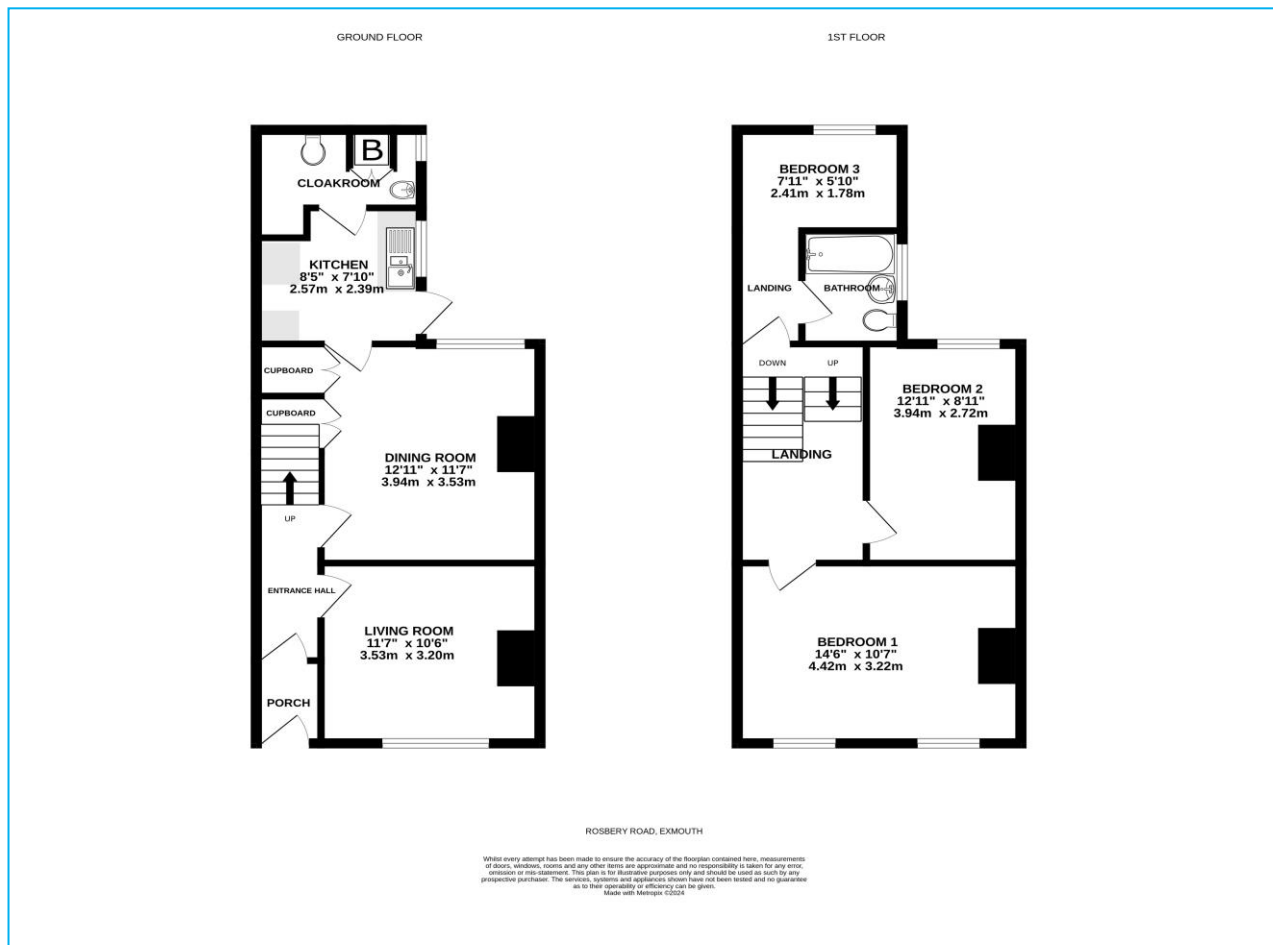
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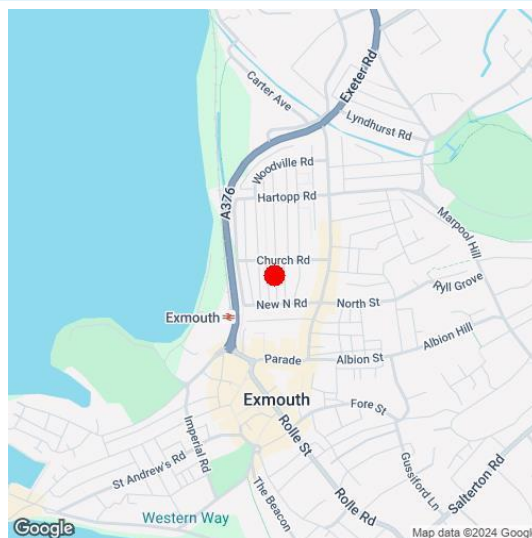
exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



Directions

From our prominent town centre office, turn right down Rolle Street and take the 2nd exit at the roundabout into The Parade. Continue along into Exeter Road, turning left by All Saints Church into Church Road. Take 2nd left into Rosebery Road where the property will be found on the right hand side and clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			35
(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.

LINKS
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com