

01395 222350

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ESTATE AGENTS

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Offers In Excess Of £220,000
7 Meadow Street, Exmouth, EX8 1LH



- 2 Double Bedroom, Mid Terrace Cottage In Exmouth Town Centre • Gas Centrally Heated & uPVC Double Glazed (where stated) • Open Plan Living / Dining Room • Modern Fitted Kitchen With Oak Work Surfaces • Ground Floor Shower Room • Useful Loft Room • Small Enclosed Courtyard • Easy Walking Distance To All Town Amenities



Composite from entrance door with two inset obscure glazed windows leading to:

Ground Floor

Living / Dining Room 21'5" (6.53m) Max x 12'5" (3.78m) Max

An open plan room that has a window to front. Staircase rising to the first floor. 2 x Radiators. Fireplace feature to living room. Built in storage to 2nd fireplace recess. High level, concealed, electric trip switch fuse and meter box. Doorway leading to:

Kitchen 11'1" (3.38m) Max x 9'3" (2.82m) Max

Window to rear. Opening through to the living area. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with solid oak work surfaces and matching up stands above. Built in electric induction hob with an electric oven below. Concealed, inset stainless steel sink with mixer tap. Space and plumbing for a washing machine and a slimline dishwasher. Space for free standing fridge freezer. Laminate flooring. Glazed door leading out to the enclosed courtyard and a door leading to.

Shower Room

Obscure glazed window to side. Fitted white suite comprising of a walk in single shower quadrant with tile splash backs to ceiling height, splash screen sliding doors and a thermostatically controlled shower which has both a rainfall overhead shower head and separate shower attachment. Low level WC. Pedestal wash hand basin. Wall mounted electric heated towel rail. Vinyl flooring. Wall mounted mirror with shaver light and socket above. Insert ceiling light. Extractor fan.

First Floor

Landing

Small area. Smoke alarm. Doors leading to bedroom 2 and:

Bedroom 1 12'11" (3.94m) x 9'4" (2.84m)

Window to front. Radiator.

Bedroom 2 11'2" (3.4m) x 8'10" (2.69m)

Window to rear. Radiator. Door leading to:

Hall

Single glazed window to rear. Wall mounted gas fired combi boiler that supplies the central heating and hot water. Space saving stairs leading to:

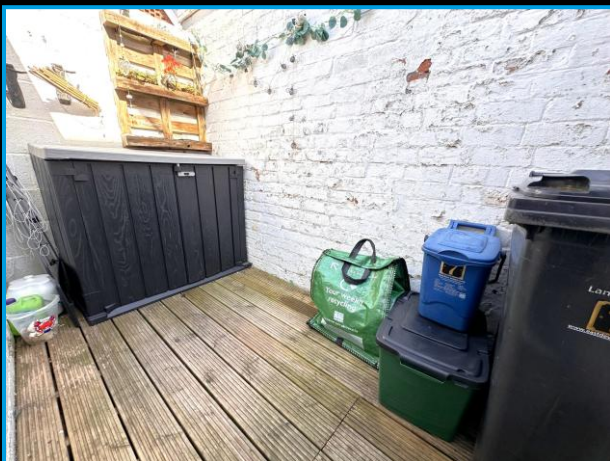
Loft Room 13'3" (4.04m) x 10'11" (3.33m)

A very useful space that has a Velux window to rear. Inset ceiling lights. Useful eaves storage recesses.

Externally

Courtyard

To the rear of the property is a small and enclosed decked courtyard garden.



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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

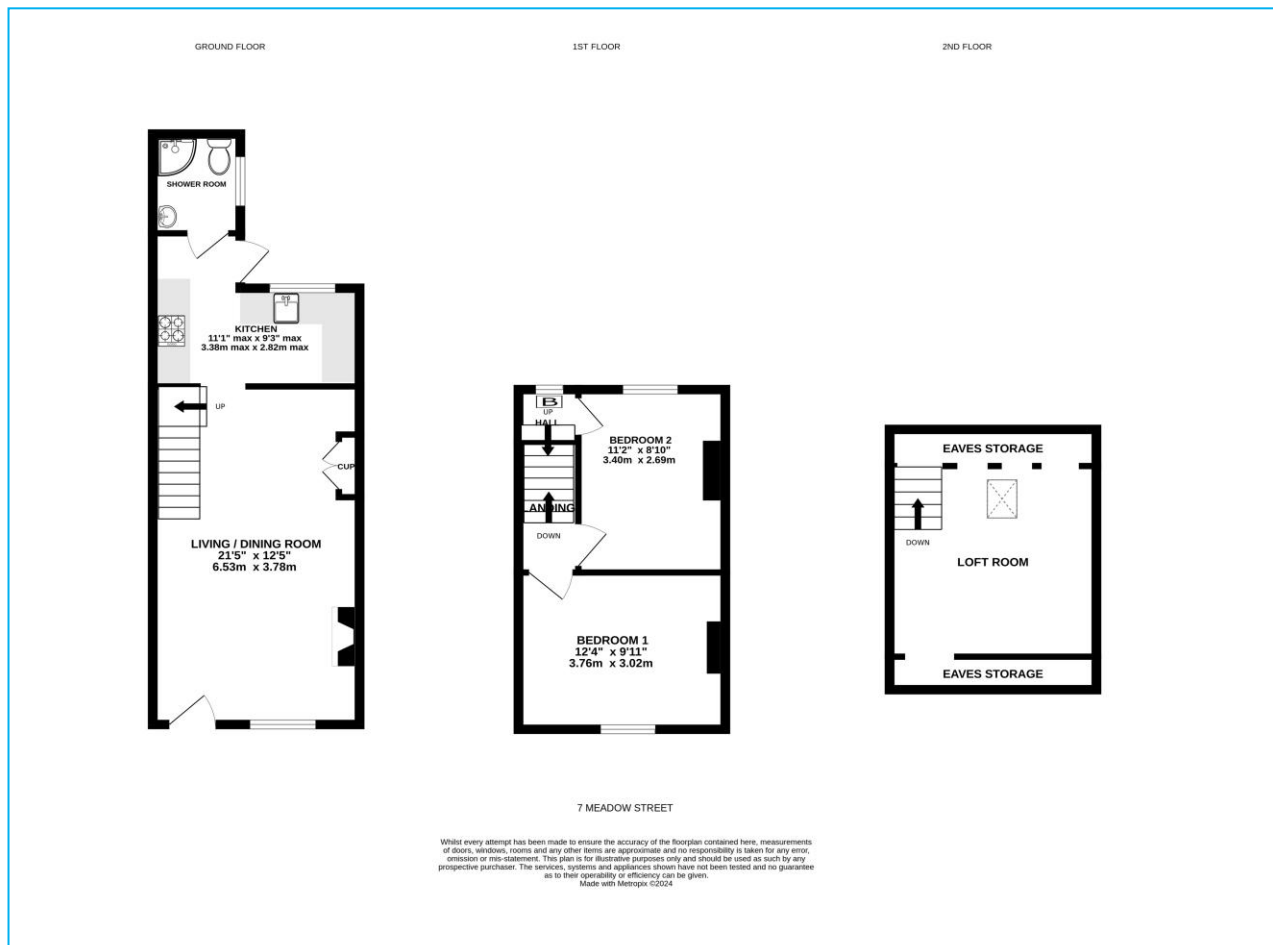
Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

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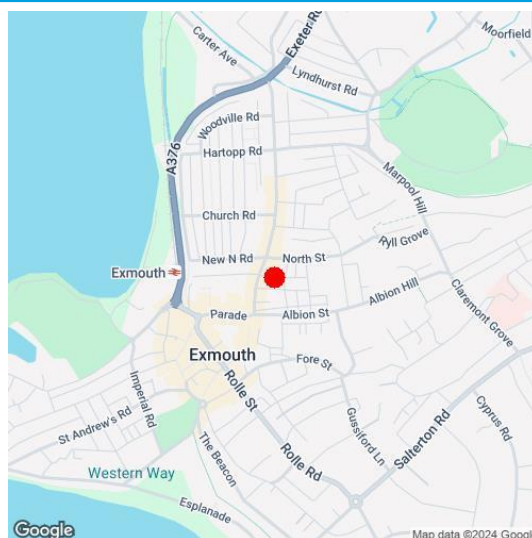
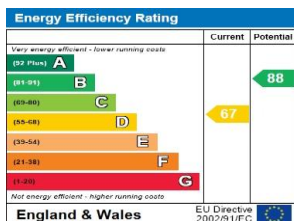
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Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand Gardens and turn right at the roundabout into The Parade. Continue into Exeter Road where Meadow Street will be found the third turning on the right. The property will be found on the left hand side, clearly identified by our For Sale sign.



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.

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