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LINKS
ESTATE AGENTS

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Guide Price £235,000

30 Travershes Close, Exmouth, EX8 3LH



- Recently Updated 2 Bedroom Terraced Bungalow
- Tucked Away Location With Access To Local Facilities
- Lounge/Dining Room
- Updated Kitchen With Integrated Appliances
- Bathroom With Bath And Separate Shower Cubicle
- Gardens Front And Rear
- Parking Via Separate Negotiation
- No Onward Chain, Newly Fitted Carpets



Double glazed entrance door with side window to:

Entrance Lobby

2 Built-in storage cupboards. Inner door to:

Lounge/Dining Room 17'0" (5.18m) x 12'0" (3.66m)

2 double glazed windows to the front. TV aerial point. Telephone point. Radiator. Door to inner hallway and door to:

Kitchen 8'10" (2.69m) x 6'11" (2.11m)

Updated with 2 Double glazed windows and door to the rear. Range of base cupboard and drawer units. Matching eye level units. One and a half bowl sink unit. Roll edge worktop surface. Tiled splash back. Integrated oven, 4 ring gas hob with cooker hood over, washing machine and fridge/freezer. Gas fired boiler supplying domestic hot water and central heating.

Inner Hall

Doors to:

Bedroom 1 14'3" (4.34m) Into Recess x 9'7" (2.92m)

Double glazed window to the front. Radiator. Built-in wardrobe.

Bedroom 2 9'10" (3m) x 9'7" (2.92m)

2 double glazed windows to the rear. Radiator. Built-in wardrobe/storage cupboard.

Bathroom/Shower Room/WC

Double glazed window to the rear. White suite comprising panelled bath. Tiled splash back. Pedestal wash basin. Close-coupled WC. Glazed shower cubicle with built-in shower. Radiator. Hatch to roof space.

Externally

To the front of the property is an area of lawned garden. The rear garden is enclosed and comprises a paved patio with a lawned area beyond. Timber storage shed.

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

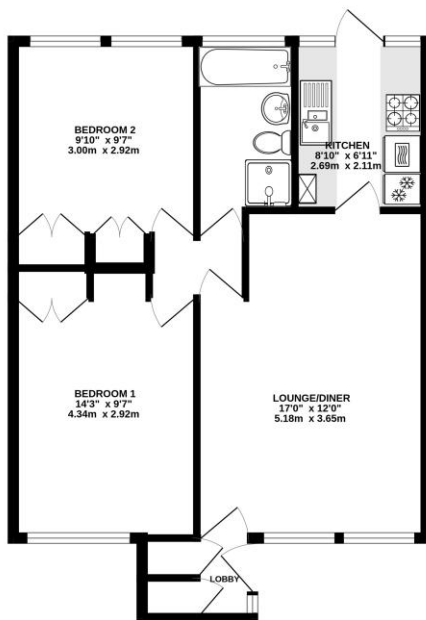
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Agents Notes

Please note these are draft particulars and are awaiting vendors verification. We understand that there is a parking space located close by that could be available to let on a private basis for £30 a month.

GROUND FLOOR



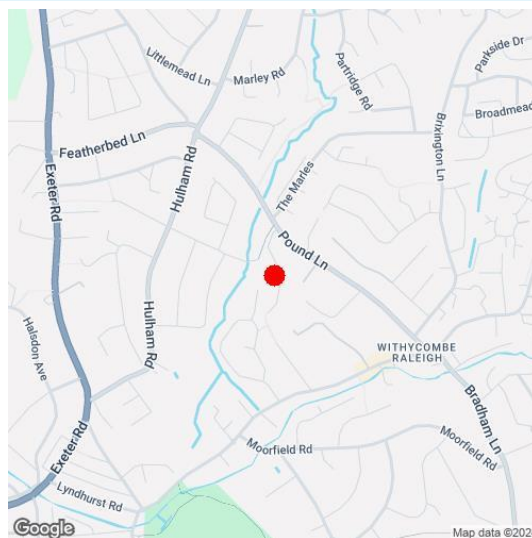
TRAVERSHERS CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 down Rolle Street and take a left at the first roundabout and then a right at the next heading along Marine Way. Continue into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Continue up Hulham Road turning right at the mini roundabout into Pound Lane. Continue along Pound Lane, passing through the traffic lights and then take the next right into Travershes Close where the property will be found tucked away at the end of the cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		53
(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		



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.