

Guide Price £269,950
5 Albert Place, Exmouth, EX8 1JQ



- Town Centre House In Cul-De-Sac • Gas Central Heating & uPVC Double Glazing
 - Living Room, Kitchen / Dining Room • 2 First Floor Double Bedrooms
- Modern Fitted Bathroom Including Shower Over The Bath • Westerly Facing, Enclosed Rear Garden
 - 1 Allocated Parking Space • Walking Distance Of All Amenities, NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Smoke alarm. Wooden flooring. Door leading to:

Living Room 16'3" (4.95m) x 12'1" (3.68m)

uPVC double glazed window to front. Focal point of fitted electric fire within a fireplace surround that includes a wooden mantle. 2 radiators. Useful and good sized under stairs storage cupboard which includes the electric meter and trip switch fuse box. Cupboard housing the gas meter. Door leading to:

Kitchen / Dining Room 15'3" (4.65m) x 7'9" (2.36m)

uPVC double glazed external door leading to rear garden and uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash back`s. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

First Floor

Landing

Access to insulated and part boarded loft space, via trap door with ladder. Smoke alarm. Doors leading to:

Bedroom 1 12'4" (3.76m) x 12'1" (3.68m)

uPVC double glazed window to front. Built - in, walk - in double wardrobe with hanging rail, slatted shelving and electric heater. Radiator.

Bedroom 2 11'9" (3.58m) x 8'9" (2.67m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite comprising panelled bath with mixer tap and shower attachment plus electric shower unit over. Low level WC and vanity wash hand basin. Fully tiled walls. Radiator.



Externally

The property has an enclosed and Westerly facing Courtyard garden to the rear which has ease of maintenance in mind. Timber decking steps lead down to a decked area which would be ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to shingle with shrub bed borders. Useful timber garden shed. Brick wall and timber fenced boundaries. Outside lighting.

Parking

There is 1 allocated off road parking space to the front of the property with further on street parking opportunities within the Cul-De-Sac

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

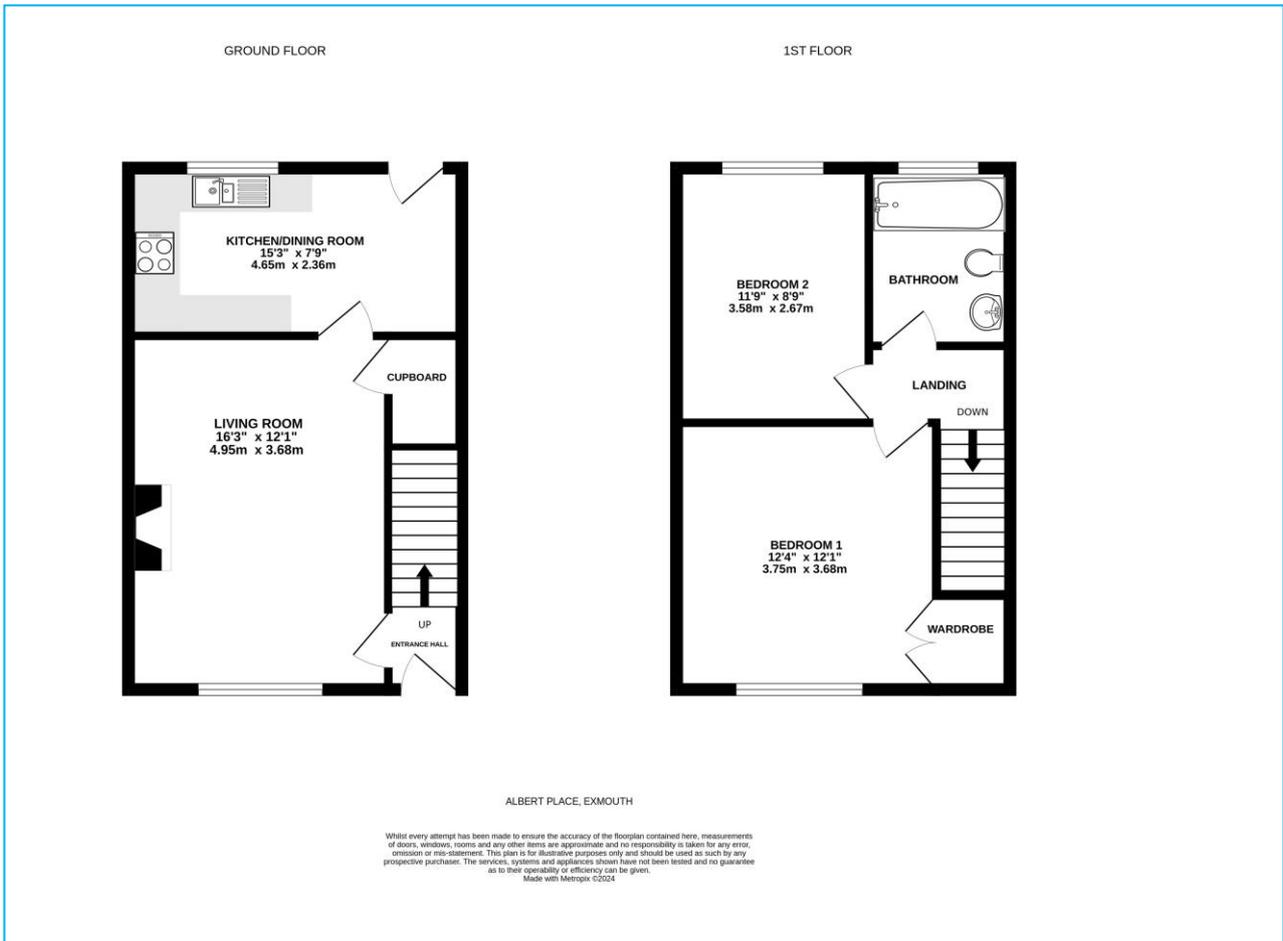
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

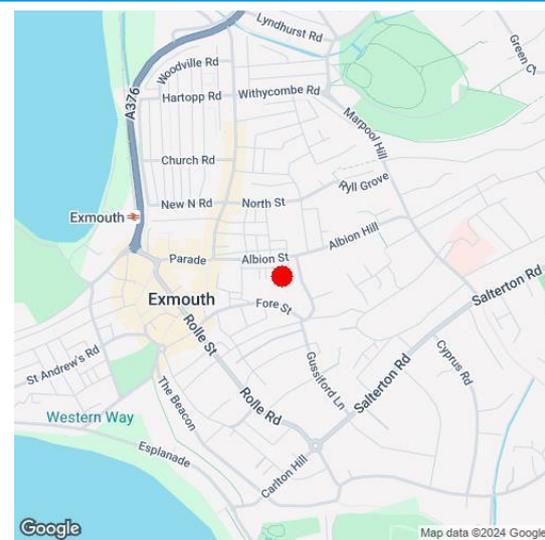
These are draft particulars and are awaiting vendors verification



Directions

On foot, from our prominent Town centre office, walk through the Magnolia shopping centre and across the London Inn car park to Albion Place. Take the second right into Albert Place where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A	85
B	
C	
D	
E	
F	
G	70
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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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.