

Guide Price £225,000

25 George Street, Exmouth, EX8 1LL



- Immaculate Mid Terraced House • Updated By The Current Owner
- Gas Central Heating & uPVC Double Glazing • Living / Dining Room With Solid Oak Floor
- Modern Fitted Kitchen & Bathroom • 2 First Floor Double Bedrooms • Westerly Facing Courtyard Garden • Handy For Town & Seafront, NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Porch

Solid Oak flooring. Cupboard housing the electric trip switch fuse box and electric meter. Open to:

Living / Dining Room 18'7" (5.66m) x 13'0" (3.96m)

uPVC double glazed window to front. Focal point of cast iron fireplace feature. Two radiators. Solid Oak flooring. Inset ceiling lights. Smoke alarm. Staircase rising to first floor. Open to:

Kitchen 9'8" (2.95m) x 6'8" (2.03m)

uPVC double glazed external door leading to rear Courtyard. Range of modern fitted cupboard storage units with wooden work surfaces and tiled splash backs. Ceramic single bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

Bathroom

uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

First Floor

Landing

uPVC double glazed window to rear. Doors leading to:

Bedroom 1 11'9" (3.58m) x 8'5" (2.57m)

uPVC double glazed window to front. Built - in double wardrobe. Fireplace feature. Radiator.

Bedroom 2 10'3" (3.12m) x 9'4" (2.84m)

uPVC double glazed window to rear. Radiator.



Externally

The property enjoys an enclosed, easy to maintain and Westerly facing Courtyard garden to the rear, being an ideal space for outdoor dining and sitting during the fine weather. Wall boundaries. Outside water tap. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

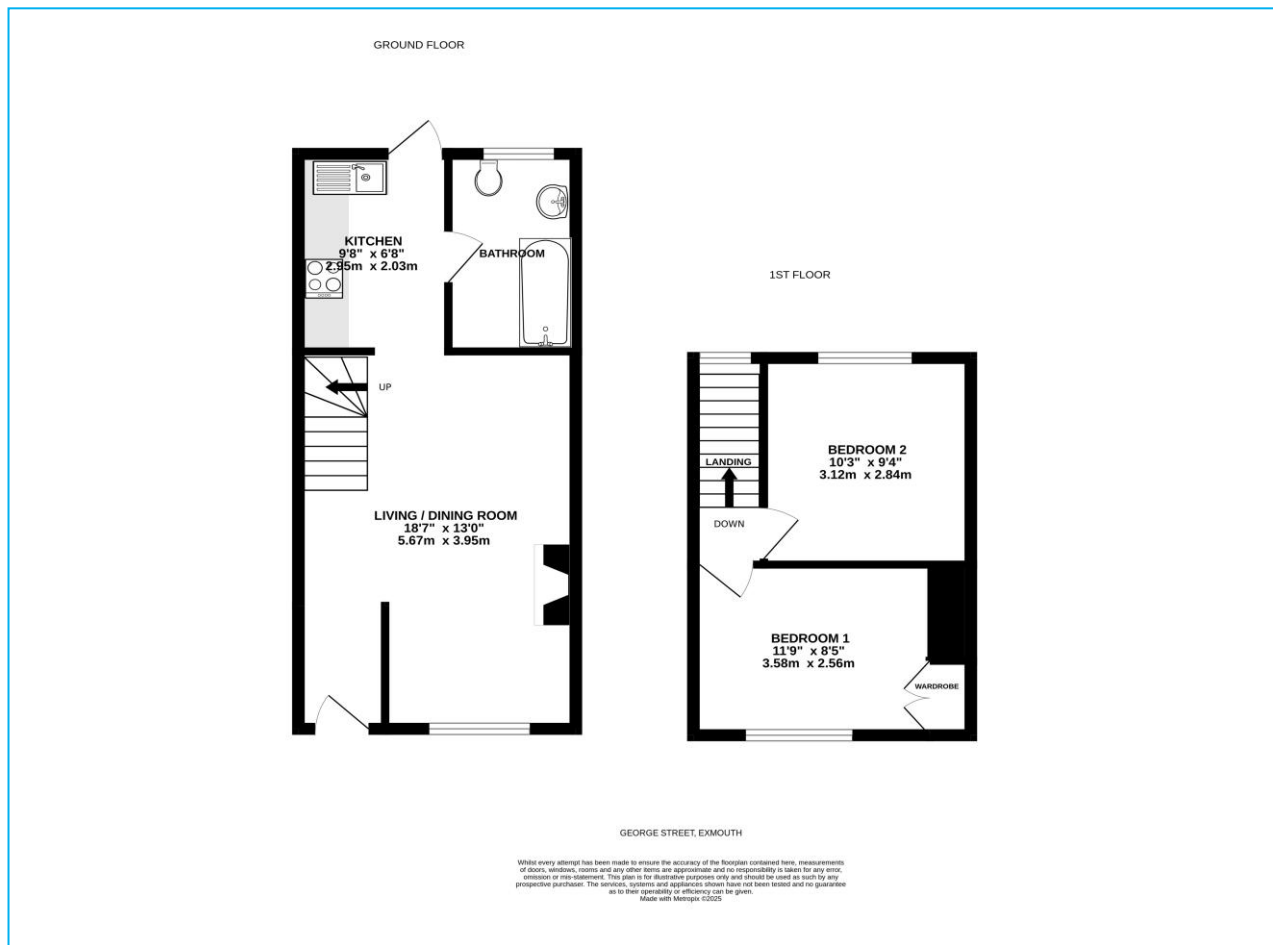
Agents Note

These are draft sale particulars and are awaiting vendors verification

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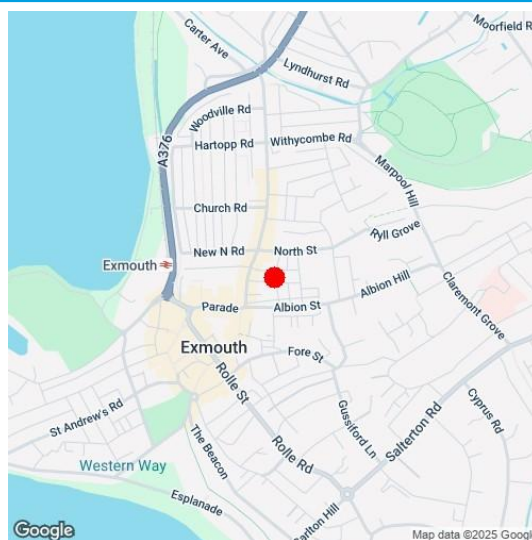
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exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



Directions

From our prominent Town Centre office, on foot, walk through the Magnolia shopping centre and turn right into Albion Street. Take the first left into George Street where 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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