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LINKS
ESTATE AGENTS

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Offers in Excess of £300,000
Beach Cottage, 13 Clinton Square, Exmouth, EX8 1AY



- Updated & Immaculate 2 Bedroom Cottage • Level Walk To Seafront, Marina, Town & Train Station
 - Gas Central Heating & uPVC Double |Glazing • Sitting Room & Dining Room
- Modern Kitchen / Breakfast Room With Appliances • 2 Double Bedrooms & Modern Fitted Bathroom
 - Courtyard Garden, Residents Parking • NO ONWARD CHAIN



Accommodation

Ground Floor

Composite front entrance door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Tiled flooring. Smoke alarm. Doors leading to dining room and:

Sitting Room 11'10" (3.61m) x 9'11" (3.02m)

uPVC double glazed window to front. Focal point of fireplace with fitted coal effect gas fire, having exposed brick back and hearth with a heavy wooden mantle. Radiator. Tiled flooring. Inset ceiling lights. Bi-fold doors leading to:

Dining Room 11'5" (3.48m) x 10'1" (3.07m)

Useful fitted storage cupboards to either side of chimney breast with display shelving. Radiator. Useful under the stairs storage cupboard which also houses the electric trip switch fuse box and electric meter. Inset ceiling lights. Tiled flooring. Open to:

Kitchen / Breakfast Room 12'3" (3.73m) x 8'10" (2.69m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed window to rear and skylight. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces, matching breakfast bar and tiled splashback's. Stainless steel one and a half bowl sink with mixer tap and worktop drainer. Built - in 4 ring Neff induction hob. Built - in eye level double electric oven and grill. Built - in microwave oven. Integrated slimline dishwasher, fridge and freezer. Tiled flooring. Inset ceiling lights.

First Floor

Half Landing

Stairs rising to landing. Door leading to bathroom.

Landing

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

Bedroom 1 13'1" (3.99m) x 10'2" (3.1m)

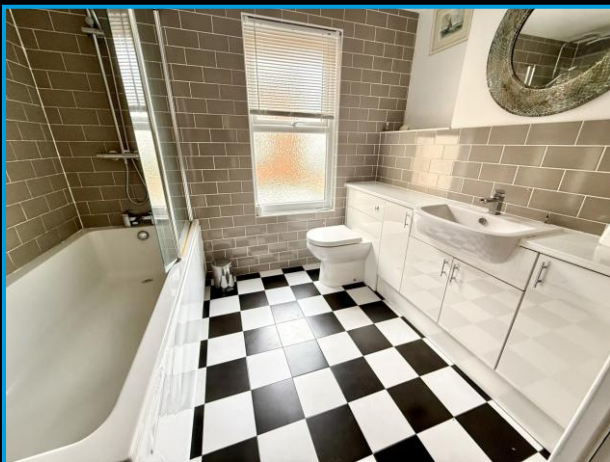
uPVC double glazed window to front. Good range of built - in wardrobes to one wall. Stripped, sealed and exposed floorboards. Radiator.

Bedroom 2 10'0" (3.05m) x 9'10" (3m)

uPVC double glazed window to rear. Radiator.

Bathroom 8'10" (2.69m) x 8'4" (2.54m)

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including rainfall water head and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Tiled flooring. Utility cupboard having space and plumbing for washing machine and the gas fired Combi boiler that supplies the central heating and domestic hot water. Inset ceiling lights.



Externally

The property enjoys an enclosed and low maintenance Courtyard garden which is laid to patio, being ideal for outdoor dining and sitting during the fine weather. Rear pedestrian access via timber garden gate. Rendered wall boundaries. Timber garden shed. Outside lighting. Outside water tap. Outside power points.

Parking

Within Clinton Square and neighbouring roads there is residents permit parking.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

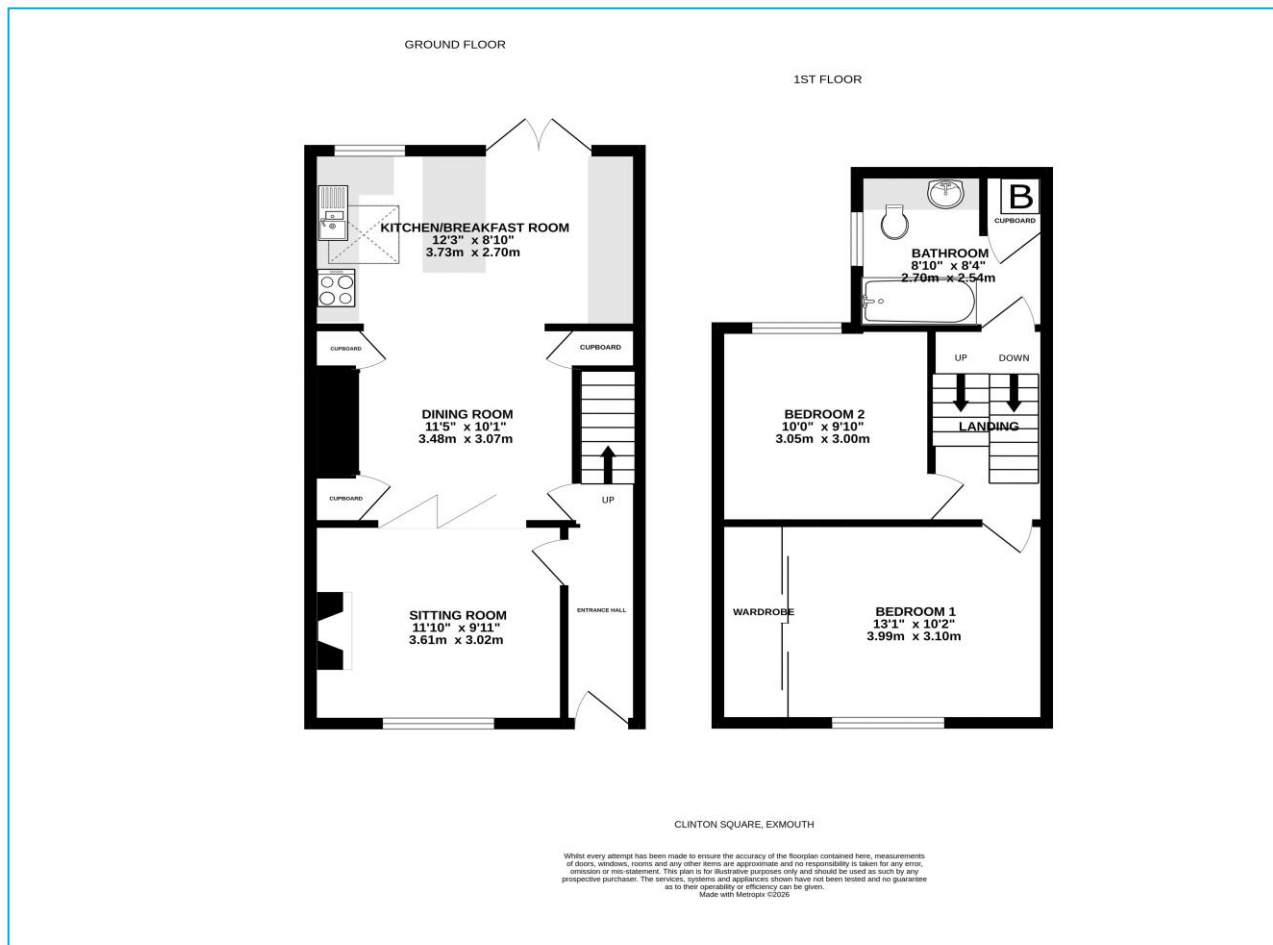
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

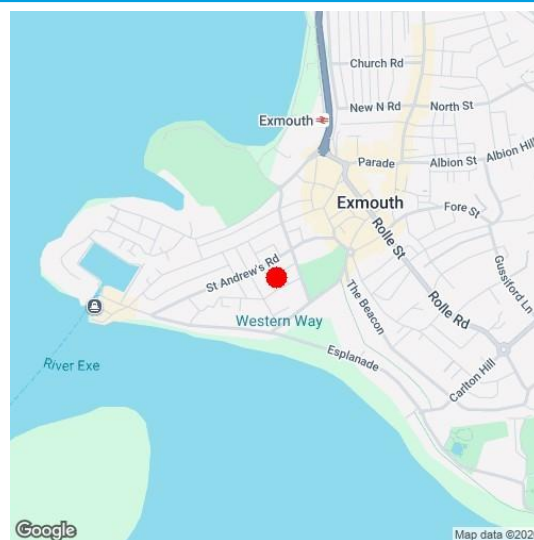
These are draft particulars and are awaiting vendors verification



Directions

On foot, from our prominent Town Centre office, proceed over Rolle Street, into High Street, then at the roundabout, cross over into Manor Gardens. Proceed over Imperial Road, into Clinton Square. Bear right again, where the property will be found on the right hand side.

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