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LINKS
ESTATE AGENTS

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Guide Price £175,000
67 Ryll Grove, Exmouth, EX8 1TT



- Bay Fronted Terraced House For Modernisation • Gas Central Heating & Double Glazing
- Bay Fronted Living / Dining Room • Kitchen, Rear Porch / Utility • 3 First Floor Bedrooms & Bathroom • Rear garden including Brick Outbuilding • Handy For Exmouth Town Centre

• To be Sold via On-Line Auction 1st October 11:00am



Accommodation

Ground Floor

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

Entrance Porch

Half glazed door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Door leading to:

Living / Dining Room 25'3" (7.7m) Into Bay x 12'2" (3.71m) Max

Living Area 15'4" (4.67m) Into Bay x 11'11" (3.63m)

Walk - in uPVC double glazed bay window to front. Radiator. Open archway to:

Dining Area 12'2" (3.71m) x 11'3" (3.43m)

Window overlooking rear porch / utility. Wall mounted gas fire. Door leading to:

Kitchen 14'0" (4.27m) x 8'3" (2.51m)

Dual aspect having uPVC double glazed windows to rear and side gaining Exe Estuary and Haldon Hill views. Cupboard and drawer storage units with roll edged work surfaces and tiled splash back's. Stainless steel single bowl sink and drainer unit with mixer tap. Gas cooker point. Space and plumbing for washing machine. Under stairs storage cupboard that also houses the electric meter, gas meter and electric fuse Box.

Rear Porch / Utility

uPVC double glazed windows and external door leading to rear garden.

First Floor

Half Landing

Stairs rising to landing. Doors leading to bedroom 3 and bathroom.

Landing

Airing cupboard housing the hot water tank. Access to loft storage space. Obscure glaze window to rear. Smoke alarm. Doors leading to bedrooms 1 and 2.

Bedroom 1 15'3" (4.65m) x 13'10" (4.22m) Into Bay

uPVC double glazed bay window to front and further uPVC double glazed window to front. Radiator.



Bedroom 2 11'1" (3.38m) x 9'8" (2.95m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 8'4" (2.54m) x 6'9" (2.06m) Plus Recess

uPVC double glaze window to rear gaining Exe Estuary and Haldon Hill views. Radiator. Wall mounted gas heater.

Bathroom

Obscure uPVC double glazed window to side. Suite comprising panelled bath, low level WC and wall mounted wash hand basin.

Externally

Small area of Front Garden with brick wall boundaries, The rear garden is landscaped, laid to patio and gaining Exe Estuary and Haldon Hill views. Useful brick outhouse. Rear pedestrian access.

Tenure

The property is FREEHOLD

Services

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

Auctioneers / Agents Note

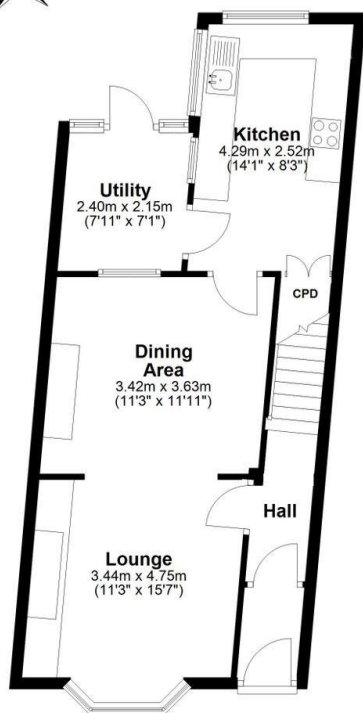
We understand there is spray foam insulation within the roof space area. Please check the auction pack and special conditions of sale in particular which may or may not detail additional charges or reimbursement costs being applicable.





Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 94.9 sq. metres (1021.8 sq. feet)


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk

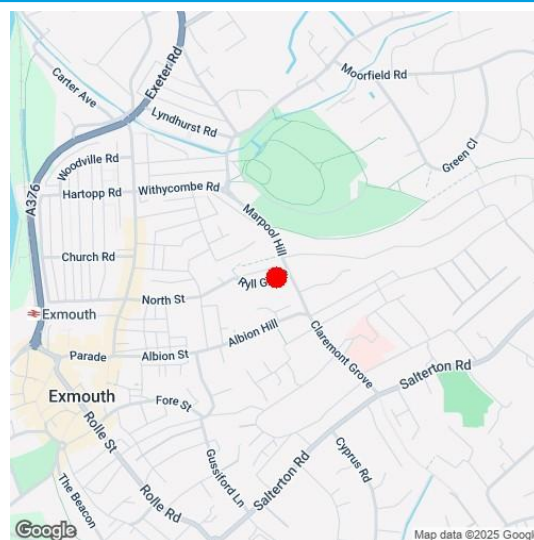
Plan produced using PlanUp.

67 Ryll Grove, EXMOUTH

Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand, and turn right into The Parade. Continue into Exeter Road turning right into North Street, just past The Library. Proceed over the crossroads into Ryll Grove where the property will be found towards the end of the road, on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.