

01395 222350

**LINKS**  
ESTATE AGENTS

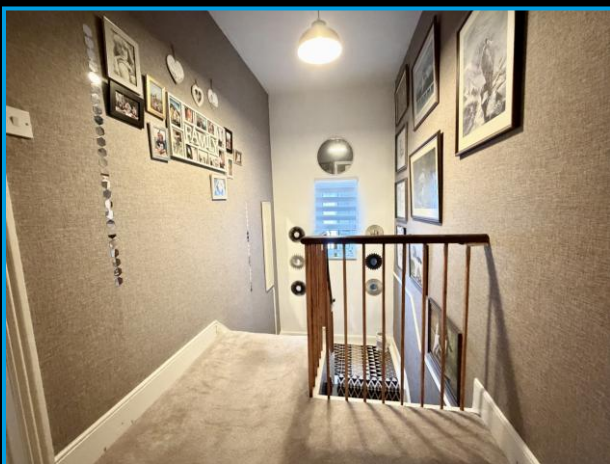
exmouth@linksestateagents.co.uk  
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**Guide Price £245,000**  
**58 New Street, Exmouth, EX8 1RT**



- Characterful And Beautifully Presented 2 Double Bedroom Terrace House • Convenient Central Location Close To A Wide Range Of Amenities • Through Sitting/Dining Room • Modern Kitchen With Oven & Hob • Downstairs Cloakroom/WC • Ensuite Shower Room/WC And Ensuite Bathroom/WC
- Enclosed Courtyard Garden With Utility Store And Timber Shed • Early Viewing Highly Recommended





## Accommodation

### Ground Floor

uPVC entrance door to:

### Entrance Hallway

Stairs to first floor. Storage recess below. Radiator. Doors to:

### Cloakroom/WC

Double glazed window to the rear. Close-coupled WC. Wash hand basin.

### Sitting Room 13'11" (4.24m) x 9'4" (2.84m)

Double glazed window to the front. Fireplace with electric coal effect stove. Radiator. Telephone point. Opening through to:

### Dining Room 12'4" (3.76m) x 11'9" (3.58m)

Radiator. Double glazed French doors opening onto the rear courtyard garden. Door to:

### Kitchen 9'5" (2.87m) x 5'5" (1.65m)

Double glazed window to the side. Fitted with a modern range of base cupboard and drawer units with eye level units over. Wooden work top surfaces. Ceramic sink unit. Tiled splash backs. Integrated electric oven. Inset 4 ring electric hob. Cooker hood over. Integrated slim line dishwasher. Space for fridge/freezer. Unit housing gas fired boiler supplying domestic hot water and central heating.

### First Floor Landing

Double glazed window to the rear. Hatch to roof space. Doors to:

### Bedroom 1 16'6" (5.03m) Into Recess x 9'5" (2.87m)

L-shaped and measurements include the depth of the ensuite. Double glazed window to the front. Radiator. Built-in storage cupboard. Opening to:

### Ensuite Shower Room/WC

Tiled shower cubicle. Electric shower. Glazed shower screen. WC. Pedestal wash hand basin.

### Bedroom 2 12'6" (3.81m) x 11'9" (3.58m)

Double glazed window to the rear. Radiator. Door to:

### Ensuite Bathroom/WC

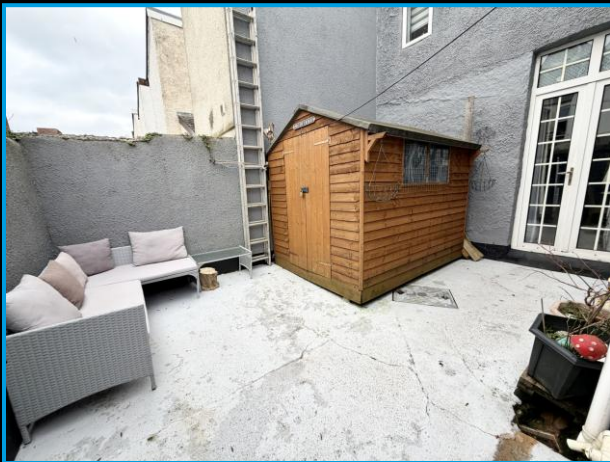
Double glazed window to the side. Suite comprising panelled bath with shower mixer tap. Tiled splash back. Vanity wash hand basin. Cupboard below. Tiled splash back. Close-coupled WC. Extractor fan.

### Externally

To the rear of the property is an enclosed courtyard garden with rear gated access. Brick built utility store with power and plumbing for machine. 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

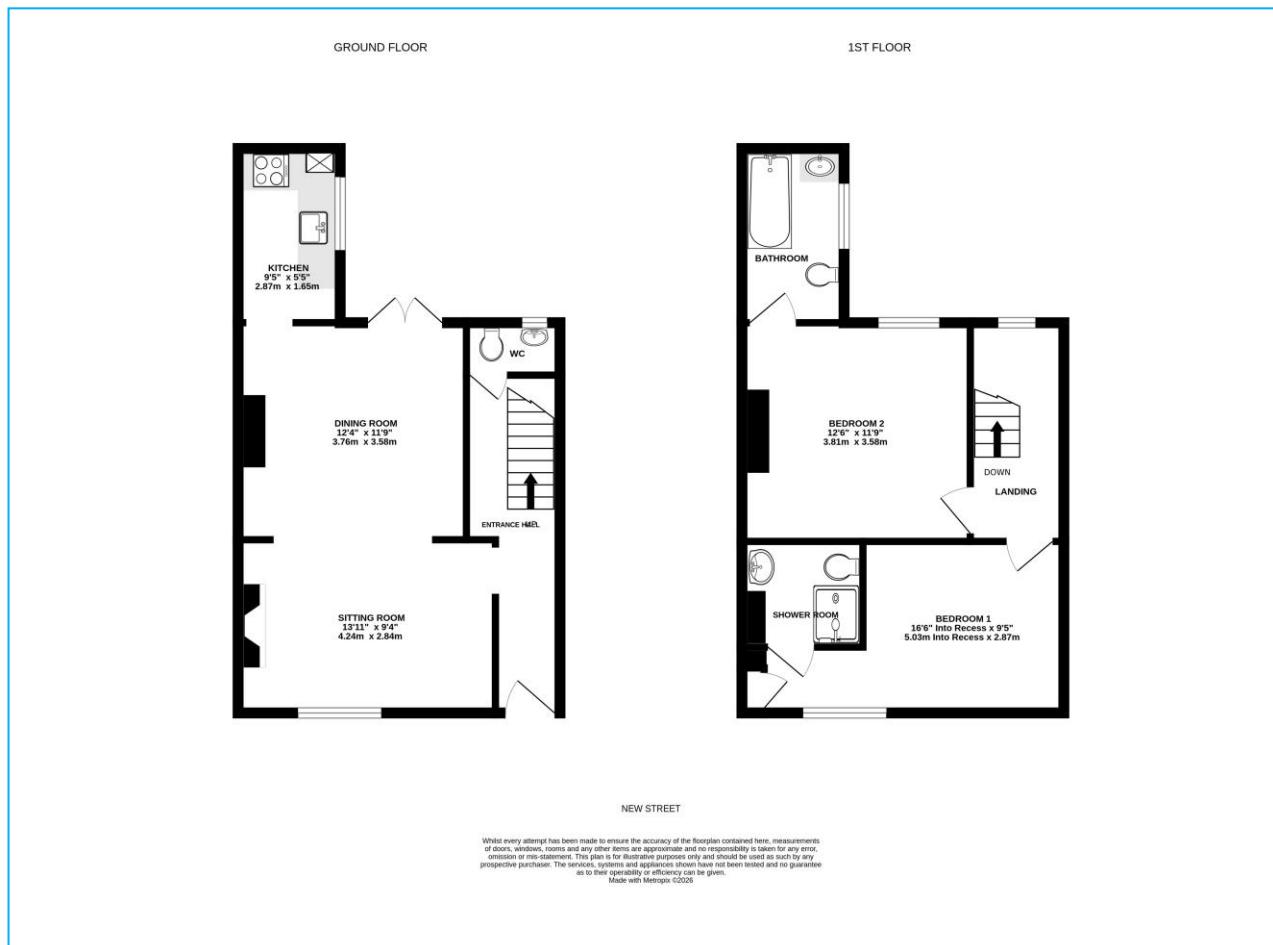
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note


Please note these are draft particulars and are awaiting vendors verification.

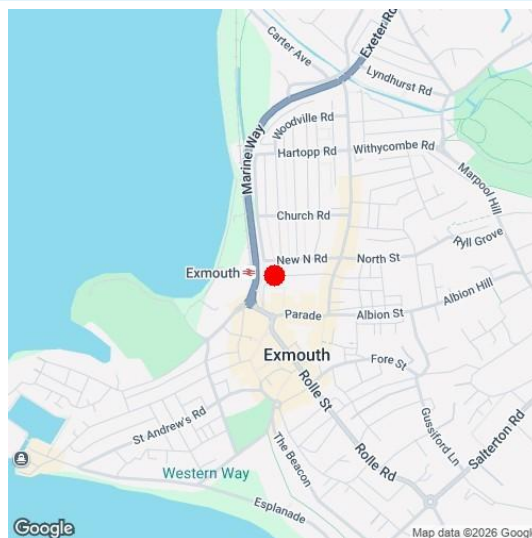




### Directions

From Exmouth Town centre, proceed into Exeter Road. Take the 2nd turning on the left into New Street where the property will be found towards the end of the road on the right hand side. Clearly identified by our for sale sign.

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100) <b>A</b>			85	
(81-91) <b>B</b>				
(69-80) <b>C</b>			64	
(55-68) <b>D</b>				
(39-54) <b>E</b>			44	
(21-38) <b>F</b>				
(1-20) <b>G</b>			15	
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](http://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.