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LINKS
ESTATE AGENTS

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Guide Price £285,000

64 Rosebery Road, Exmouth, EX8 1SQ



- 3 Bedroom Mid Terrace Family Home • Gas Centrally Heated & uPVC Double Glazed • Living Room & Separate Dining Room • Modern Kitchen • 3 First Floor Bedrooms • Fully Tiled Bathroom
- Enclosed Rear Garden - Scope For Parking • NO ONWARD CHAIN. Viewing Advised



Step up to a part obscure uPVC double glazed front entrance door leading to:

Ground Floor

Entrance Vestibule

Laminate flooring. Obscure glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Laminate flooring. High level electric trip switch fuse and meter box. Doors leading to the dining room and:

Living Room 11'8" (3.56m) x 10'7" (3.23m)

Window to front. Radiator. Laminate flooring. Obscure internal glazed window through to dining room.

Dining Room 12'0" (3.66m) x 12'11" (3.94m)

Window to rear. Radiator. Laminate flooring. Useful under stairs storage cupboard that also houses the gas meter. Obscure glazed door leading to:

Kitchen 12'6" (3.81m) x 7'9" (2.36m)

A dual aspect room that has a 2 windows to the side and a window to rear. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset stainless steel one and a half bowl sink with a single drainer unit and a mixer tap above. Space and plumbing for a washing machine. Built in four ring electric hob with an electric oven below and filter hood above. Wall mounted gas fired combination boiler that supplies the domestic hot water and central heating. Space for a free standing fridge freezer. Further appliance space underneath the work surface. Tiled flooring. Radiator. Part single glazed door leading out to the rear garden.

First Floor

Half Landing

Staircase rising to the first floor. Doors leading to the bathroom and:

Bedroom 3 7'11" (2.41m) x 6'0" (1.83m)

Window to rear. Radiator.

Bathroom

Obscure glazed window to side. Fully tiled walls and flooring. Modern fitted white suite comprising of a P shaped panelled bath that has a thermostatically controlled shower and a splash screen above. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

Landing

Access to an insulated loft space. High level window to rear. Smoke alarm. Doors leading to both bedrooms including:

Bedroom 1 15'2" (4.62m) x 10'8" (3.25m)

2 x Windows to front. Radiator. Exposed floorboards.

Bedroom 2 12'11" (3.94m) x 9'6" (2.9m)

Window rear. Radiator. Exposed floorboards.

Externally

Front Garden

To the front of the property is a small garden area that has a shrub bed border.



Rear Garden

To the rear of the property is a fully enclosed and level rear garden. Laid adjacent to the rear of the property is a paved patio area, ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then predominately laid to a level lawn with shingle border to one side. Walled boundaries. Outside WC. A timber fenced partition and a gate then provides access through to a further area of garden which currently holds a timber storage shed. There is also covered area suitable for drying clothes. Pedestrian access via a timber garden gate to the rear leading out to a vehicular service lane. The rear area of this garden could be utilised to create either a parking bay or garage if required.

Residents Parking

The property is located in an area that has the benefit of a residential parking scheme - with permits available to purchase via EDDC.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council tax band B

Mortgage Assistance

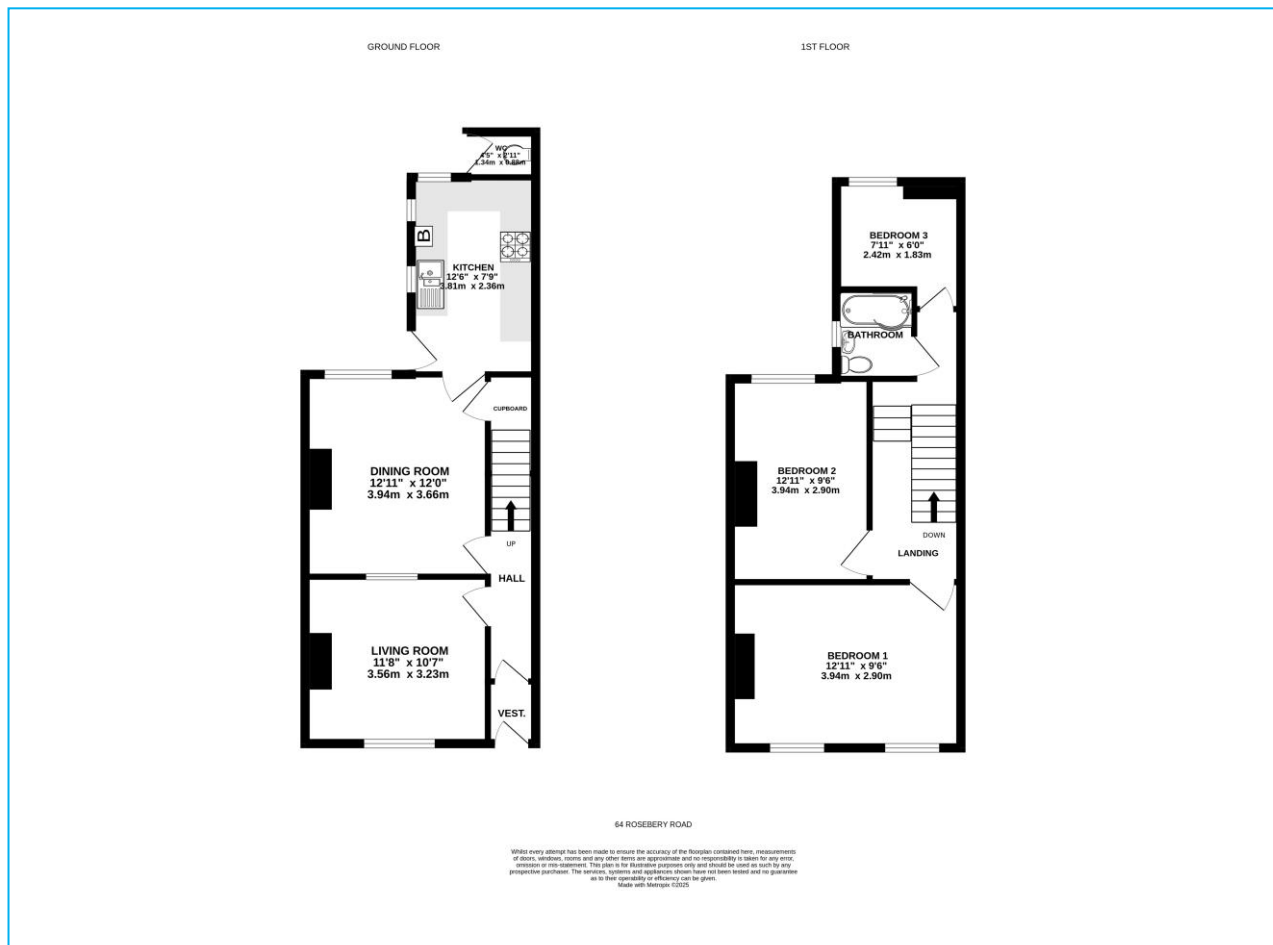
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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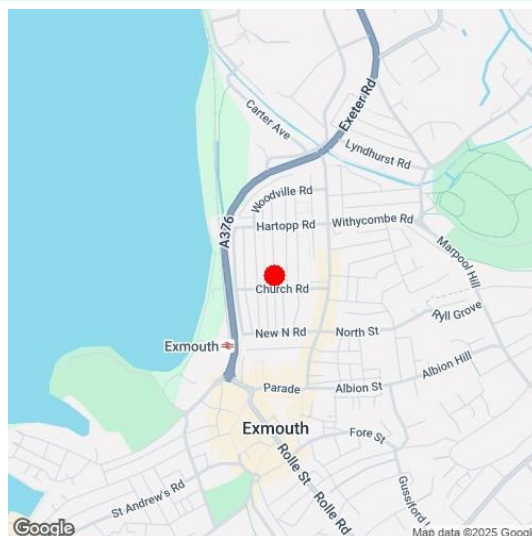
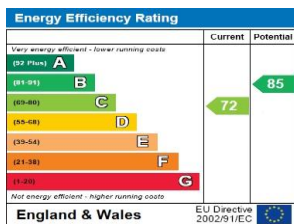
Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed onto Rolle Street towards The Strand and at the mini roundabout, turn right onto The Parade. Proceed along the Parade and into Exeter Road. Take the 4th left hand turning into Church Road and 2nd right into Rosebery Road. The property will be found on the right 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.