

Guide Price £230,000
40 Woodville Road, Exmouth, EX8 1SF



- 2 Double Bedroom Terraced House • Close To The Town Centre And Rail And Bus Services
- Modernisation Required • Bay Fronted Lounge & Separate Dining Room
- Kitchen & Wet Room/Shower Room • Double Glazing And Central Heating
- Walled Frontage & Enclosed Rear Garden • NO ONWARD CHAIN



Accommodation

Ground Floor

Double glazed entrance door to:

Vestibule

Inner door to:

Hallway

Stairs to first floor. Radiator. Doors to:

Lounge 14'4" (4.37m) Into Bay x 11'6" (3.51m)

Double glazed bay window to the front. Radiator. TV aerial point.

Dining Room 16'2" (4.93m) x 11'2" (3.4m)

Double glazed window to the rear. Cupboard under stairs. Gas fire. Radiator. Recess with cupboard. Sliding door to:

Kitchen 11'1" (3.38m) x 8'2" (2.49m)

Double glazed windows to the side and rear. Single drainer sink unit. Roll edge work top surfaces. Base cupboard and drawer units. Wall mounted units. Space for cooker with gas point. Plumbing for washing machine. Further appliance space. Radiator. Ideal gas fired boiler supplying domestic hot water and central heating. Part double glazed door to outside.

First Floor

Landing

Hatch to roof space. Doors to:

Bedroom 1 15'3" (4.65m) x 11'0" (3.35m)

2 double glazed windows to the front. Radiator. Period fireplace.

Bedroom 2 14'7" (4.45m) Into Bay x 10'5" (3.18m)

Double glazed window to the rear. Radiator. Boarded period fireplace.

Wet Room/Shower Room

Double glazed window to the rear. Shower enclosure. Glazed shower screen. Mira shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator.

Externally

To the front of the property is a block paved walled frontage.

To the rear is an enclosed area of garden with a paved patio and flower and shrub borders. Timber shed. Gate to the rear.

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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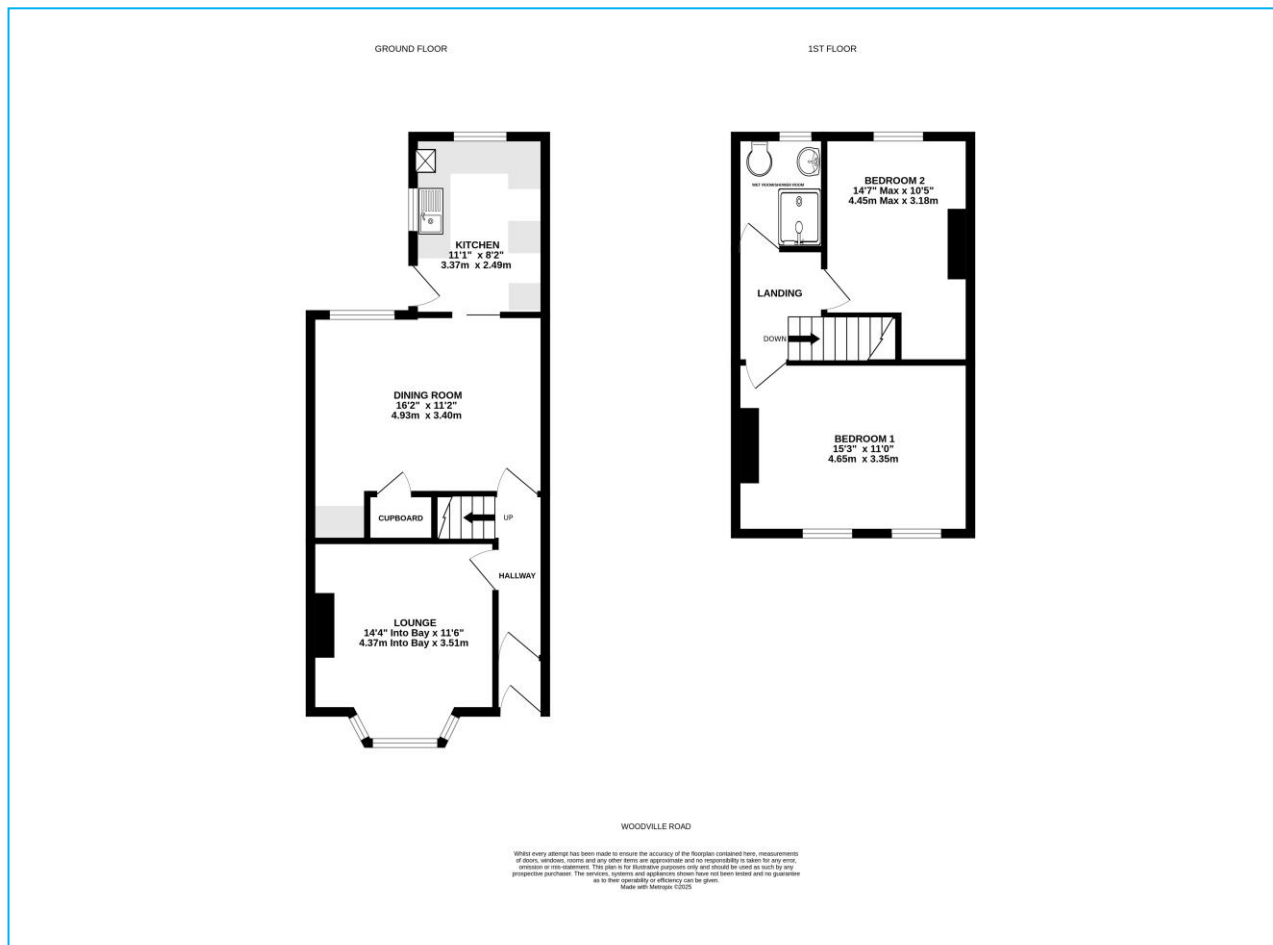
Agents Note

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

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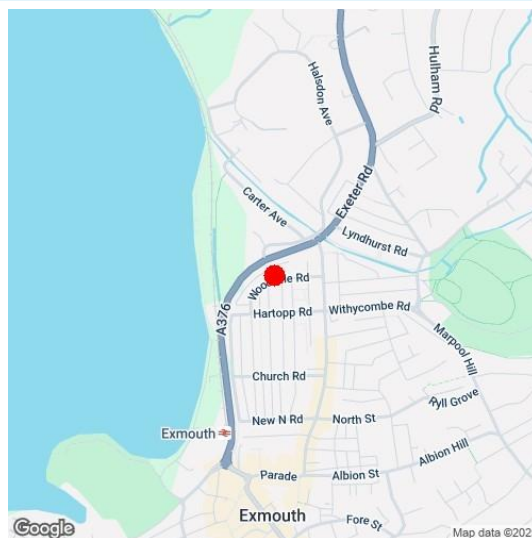
LINKS
ESTATE AGENTS

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



Directions

From our prominent town centre office, proceed out of town along Exeter Road. After passing the turning to Park Road, take the next left hand side turning into Woodville Road. The property will be found on the right hand side, clearly identified by our for sale board.



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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