

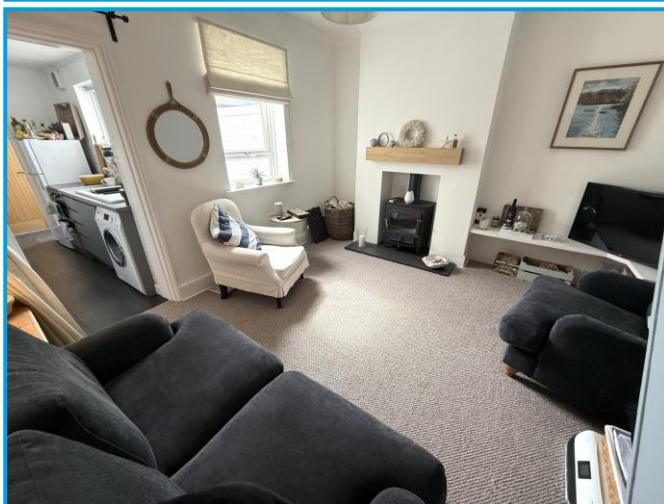
01395 222350

LINKS
ESTATE AGENTS

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Guide Price £239,950

160 Withycombe Village Road, Exmouth, EX8 3BA



- Immaculate Mid Terraced Cottage • Gas Central Heating & Triple/Double Glazing
 - Sitting Room With Multi-Fuel Fire • Dining Room With Ornate Fireplace
- Modern Fitted Kitchen & Wet Room • 2 First Floor Double Bedrooms With Fireplaces
 - Courtyard Garden To Rear • Handy For Local Shops, NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to composite front entrance door that leads to:

Dining Room 13'1" (3.99m) x 9'3" (2.82m)

uPVC triple glazed window to front. Focal point of cast-iron ornate fireplace with fitted storage cupboards and shelving to both chimney recesses. Radiator. High - level cupboard housing the trip switch fuse box and electric meter. Door leading to:

Sitting Room 13'1" (3.99m) x 12'5" (3.78m)

uPVC double glazed window to rear. Focal point of fitted multi fuel fire within a fireplace surround including a slate hearth. Staircase ready rising to first floor. Radiator. Carbon monoxide detector. Smoke alarm. Door leading to:

Kitchen 9'10" (3m) x 5'2" (1.57m)

uPVC double glazed window to side. Good range of modern fitted Howdens cupboards and drawer storage units with roll edged work surfaces and tiled splashbacks. Ceramic single bowl sink with drainer unit with mixer tap. Electric cooker point. Built - in Microwave oven. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Open to:

Rear Lobby

uPVC double glazed external door leading to rear courtyard. Radiator. Door leading to:

Wet Room

Obscure uPVC double glazed window to side. Wall mounted, thermostatically controlled, shower which includes rainfall water head. Low-level WC. Vanity wash hand basin. Fully tiled walls. Radiator. Extractor fan. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.

First Floor

Landing

Exposed stripped and sealed floorboards. Smoke alarm. Doors leading to:



Bedroom 1 13'1" (3.99m) x 9'6" (2.9m)

uPVC double glazed window to rear. Focal point of ornate cast iron fireplace. Useful walk - in bulkhead storage cupboard. Radiator. Exposed stripped and sealed floorboards. Access to loft storage area.

Bedroom 2 13'1" (3.99m) x 9'2" (2.79m)

uPVC triple glazed window to front. Focal point of ornate cast iron fireplace. Useful walk - in bulkhead storage cupboard. Radiator. Exposed stripped and sealed floorboards.



Externally

There is an enclosed Courtyard garden to the rear of the property, which includes a timber garden shed and picket fence boundary to rear. Outside water tap. Outside power points. Outside lighting. Access to under property storage / maintenance chamber. Views, from rear, of Withycombe brook.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

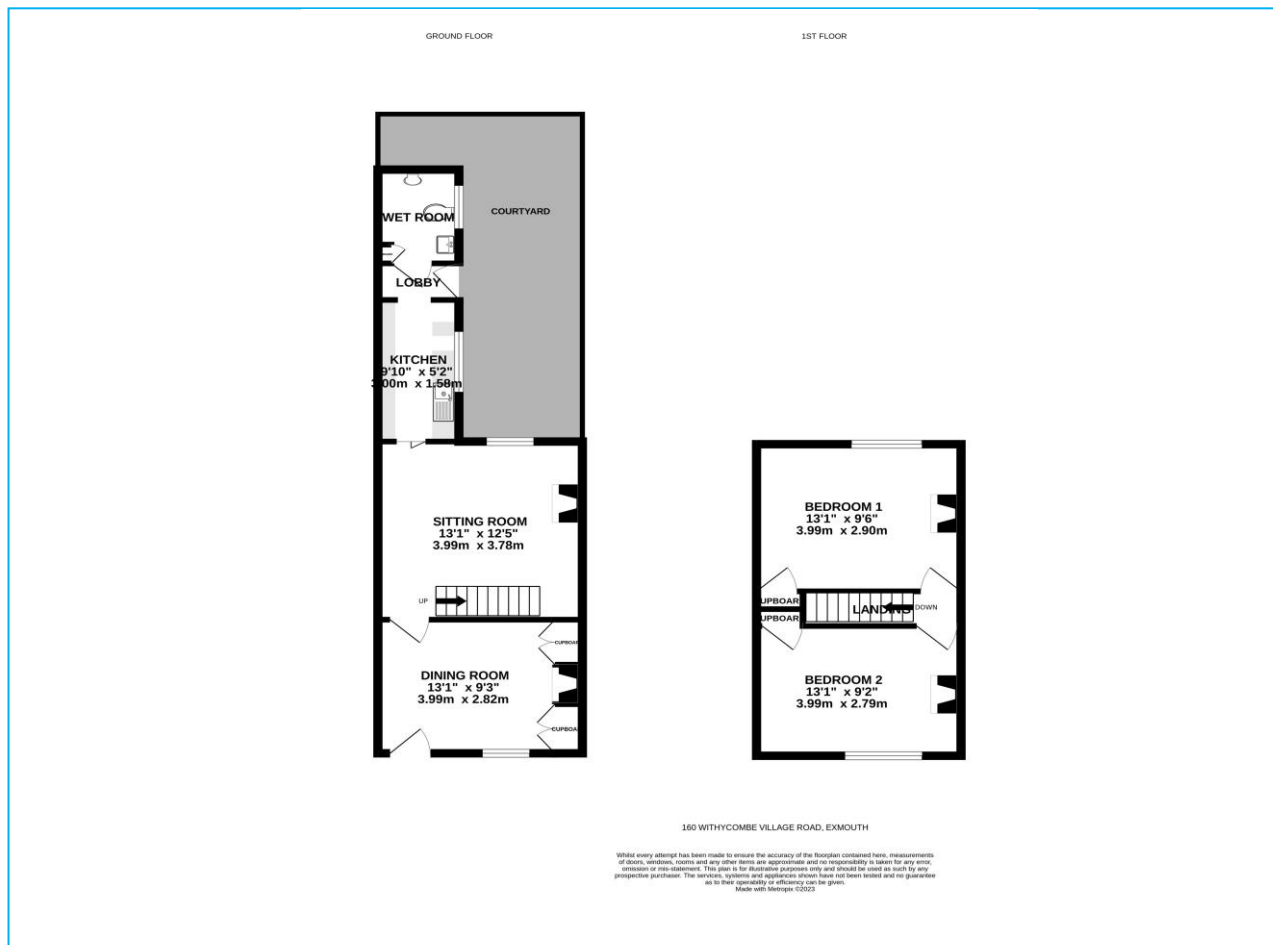
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

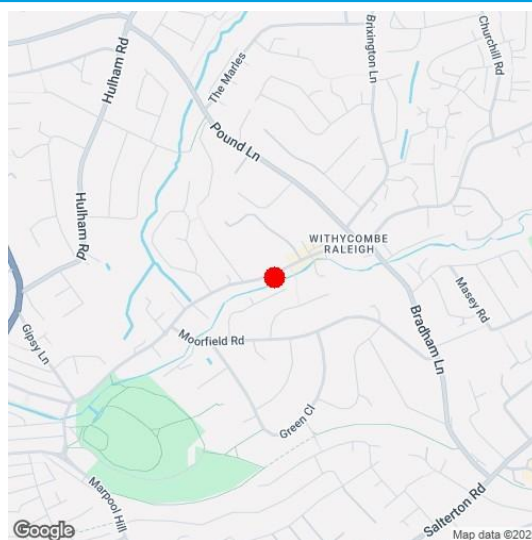
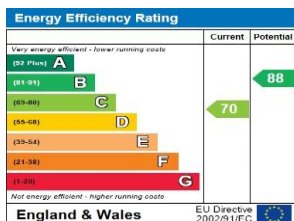
These are draft particulars and are awaiting vendors verification





Directions

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road where the property will be found on the right hand side (Opposite the primary school) 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.