

01395 222350

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ESTATE AGENTS

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Guide Price £275,000
6 Halsdon Road, Exmouth, EX8 1SS



- Well Presented Mid Terraced House • Level Walk To Town, Train Station & Seafront
- Gas Central Heating & uPVC Double Glazing • Living Room & Dining Room • Extended Kitchen / Breakfast Room • 2 First Floor Double Bedrooms • Bathroom & Shower Room, Both Having WC's
- Easy To Maintain Courtyard Garden



Accommodation

Ground Floor

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

Entrance Porch

High level cupboard housing the electric trip switch fuse box and electric meter. Glazed door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Door leading to dining room.

Living Room 12'0" (3.66m) x 11'6" (3.51m)

uPVC double glazed window to front. Focal point of fireplace feature. Radiator. Picture rail.

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

Window to rear and overlooking kitchen / breakfast room. Useful under stairs storage cupboard. Radiator. Fireplace feature. Picture rail. Double doors leading to living room and open to:

Kitchen / Breakfast Room 14'10" (4.52m) x 12'7" (3.84m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with double electric oven and grill below with filter hood above. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Further space for free standing fridge / freezer etc. Radiator. Tiled flooring. Skylight.

First Floor

Half Landing

Window to rear. Staircase rising to landing. Doors leading to bathroom and shower room.

Landing

Access to insulated and part boarded loft space via trap door with ladder. Doors leading to:

Bedroom 1 13'1" (3.99m) To Wardrobe x 11'5" (3.48m)

2 uPVC double glazed windows to front gaining views towards the Exe Estuary and Haldon Hills. Good range of fitted wardrobes to one wall. Radiator.



Bedroom 2 12'0" (3.66m) x 9'4" (2.84m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Modern white suite of panelled bath, low level WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor. Extractor fan. Access to loft storage space.

Shower Room

Obscure UPVC double glaze window to rear. Modern fitted white suite of corner shower cubicle with electric shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Cupboard housing the wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Extractor fan.

Externally

The property has an enclosed, level and easy to maintain rear Courtyard being laid mainly to patio, which is ideal for door dining and sitting during the fine weather. Raised shrub beds providing year round interest and colour. Useful storage shed and bin store. Outside water tap. Outside lighting. Timber panelled fence and brick wall boundaries. Rear pedestrian access via timber garden gate.

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

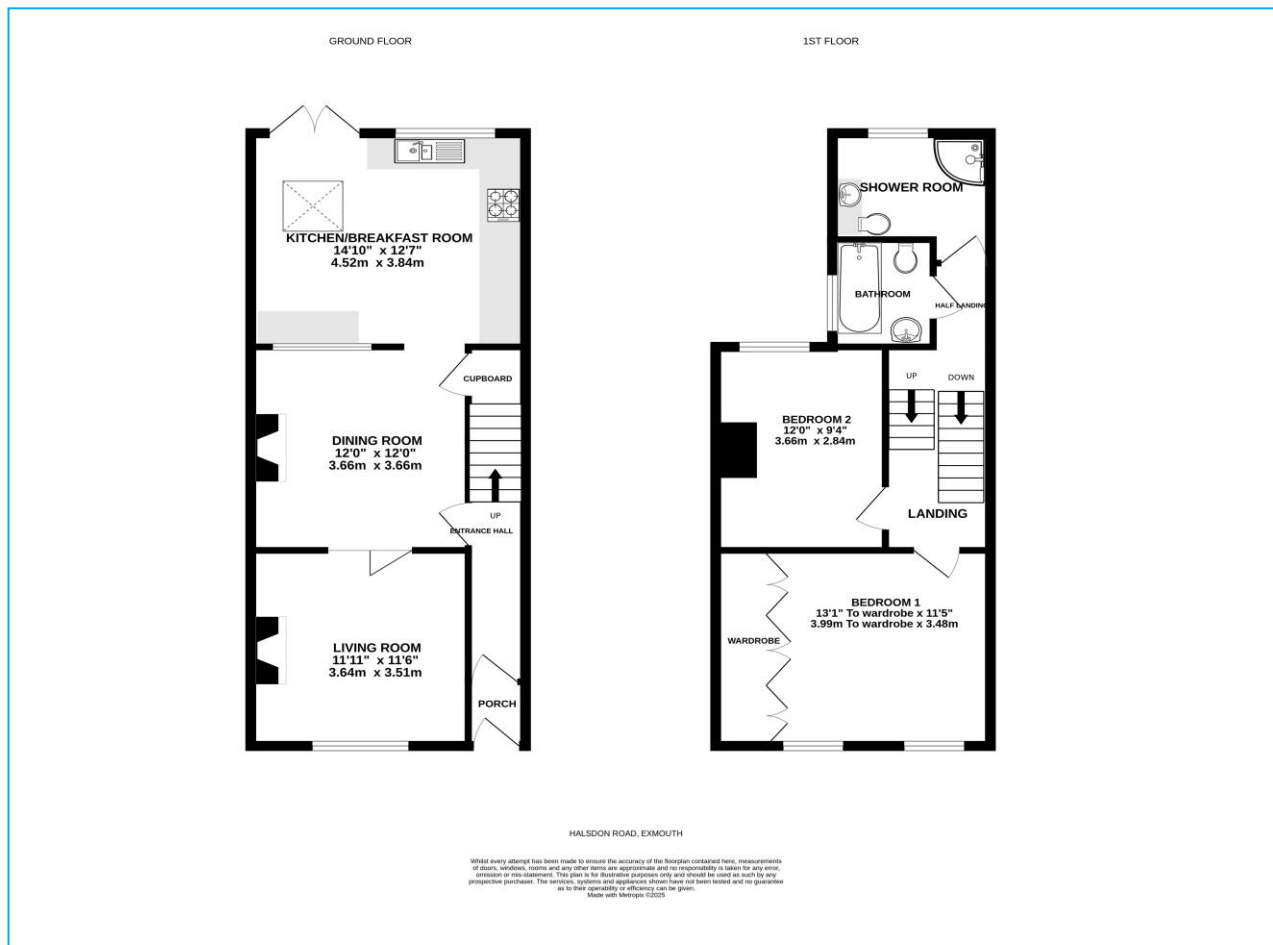
These are draft particulars and are awaiting vendors verification



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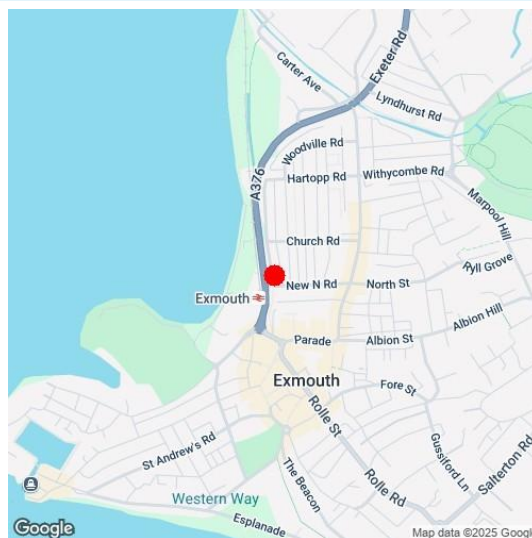
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Directions

From our prominent Town Centre office, proceed down Rolle Street passing The Strand Gardens. Turn right at the roundabout into The Parade and follow the road into Exeter Road. Turn left into New North Road and last right into Halsdon Road where the property will be found on the right hand side.



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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