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ESTATE AGENTS

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Guide Price £275,000
7 Hartopp Road, Exmouth, EX8 1SB



- A Spacious And Versatile Square Bay Fronted Terrace House • Some Modernisation Required
- Potential For 3 Bedrooms Plus A Box Room • Spacious Attic Area With Velux Windows
- Bathroom And Shower Room • Patio Style Garden • Gas Central Heating • NO ONWARD CHAIN



Accommodation

Ground Floor

Entrance door to:

Vestibule

Glazed inner door to:

Hallway

Radiator. Stairs to first floor. Door to:

Kitchen/Breakfast Room 13'4" (4.06m) x 11'3" (3.43m)

Double glazed French doors to the rear garden. One and a half bowl sink unit. Work top surfaces with tiled splash back. Base cupboard and drawer units. Wall mounted units. Space for cooker with gas point. Cooker hood over. Cupboard under stairs. Open through to:

Living Room 15'10" (4.83m) Into Bay x 10'11" (3.33m)

Double glazed bay window to the front. Wall-mounted gas fire. 2 Radiators.

Rear Lobby

2 Radiators. Built-in cupboard. Further cupboard housing the Worcester gas fired boiler supplying domestic hot water and central heating. Doors to:

Bathroom/WC

Window to the side. Panelled bath. Triton Shower over. Pedestal wash hand basin. Close-coupled WC.

Bedroom 10'11" (3.33m) x 8'10" (2.69m)

Door to outside. Windows to the side and rear. Radiator.

First Floor

Landing

High level window to the rear. Doors to:

Lobby 12'6" (3.81m) x 4'10" (1.47m)

Formerly part of the adjoining room. Double glazed window to the front. Staircase to the loft area which has the potential for conversion (subject to the necessary planning consents).

Bedsit - Formerly Bedroom 1 And Bedroom 2

The 2 bedrooms have been knocked through to provide the following:

Kitchenette/Dining Room 13'3" (4.04m) x 8'7" (2.62m)

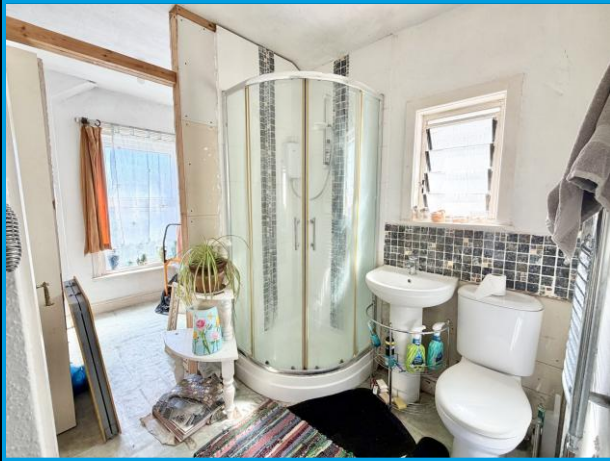
Window to the rear. Sink unit. Base and wall units. Radiator. Opening through to:

Bedroom/Living Room 15'5" (4.7m) x 9'8" (2.95m)

Double glazed bay window to the front. Radiator.

Shower Room/Wc

Window to the side. Quadrant shower cubicle. Pedestal wash hand basin. Heated towel rail. Close-coupled WC. Airing cupboard. Door to:



Box Room 8'2" (2.49m) x 6'0" (1.83m)

Window to the rear.

Externally

To the front is a low walled front area of garden.

To the rear is an enclosed patio style garden which flower and shrub border. Patio area. Gate to 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.

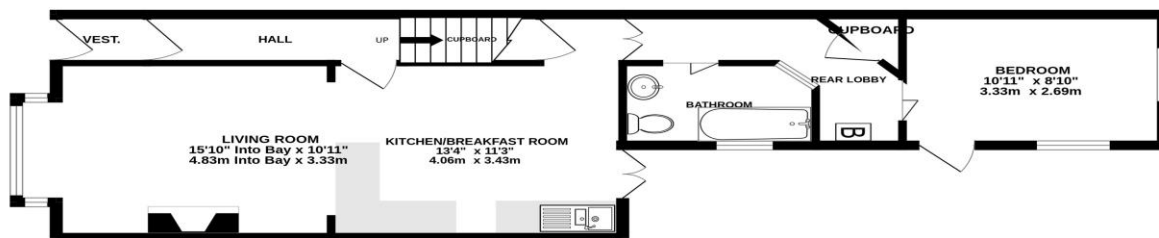


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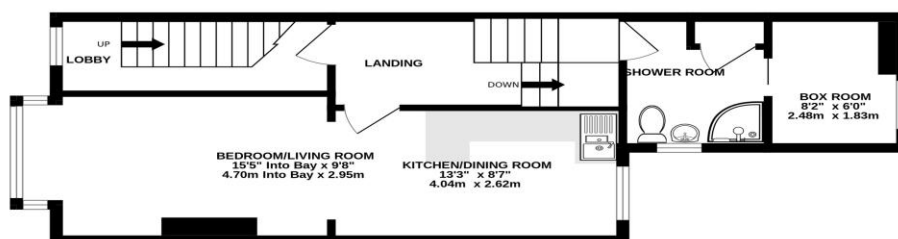
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GROUND FLOOR



1ST FLOOR

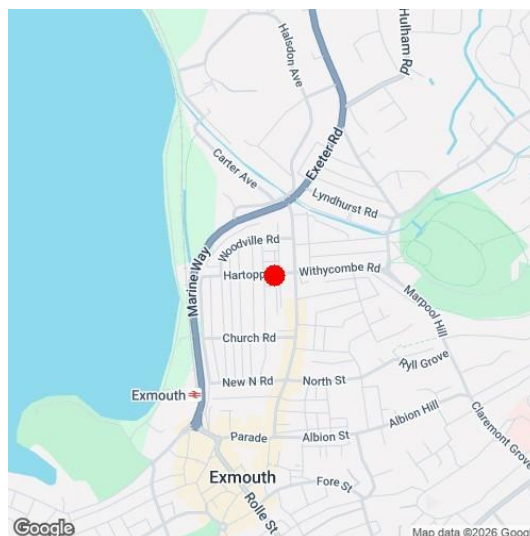
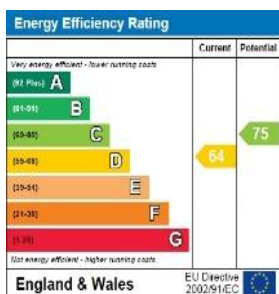


HARTOPP ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand and turn right at the roundabout into The Parade. Proceed along and into Exeter Road. After passing the Church, turn left into Hartopp Road, where the property will be found on the left 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.

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