

01395 222350

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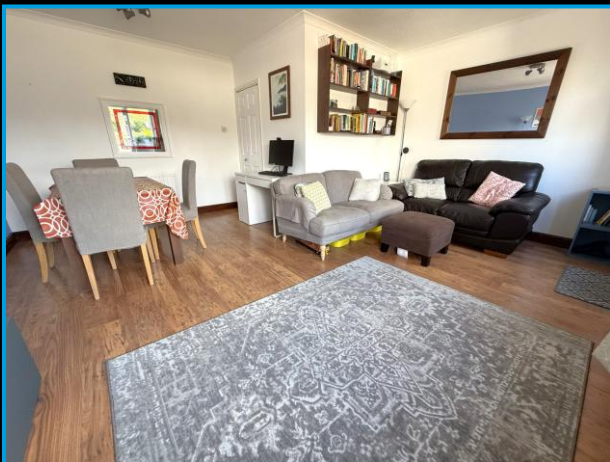
exmouth@linksestateagents.co.uk
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Guide Price £325,000

65a Withycombe Road, Exmouth, EX8 1TF



- Well Presented 3 Bedroom End Of Terrace Family Home • Gas Centrally Heated & uPVC Double Glazed • L Shaped Living / Dining Room • Modern Fitted Kitchen & G/Floor Cloakroom • Modern Fitted Bathroom • Enclosed Gardens To Front & Rear • Garage & Driveway To Rear • Close To Town, Parks & Schools. Viewing Advised



A pathway provides access to a pitched open storm canopy with courtesy lighting leading to a composite front entrance door with an inset obscure glazed window and matching window panel to the side leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Smoke alarm. Wall mounted alarm control panel. Laminate flooring. Radiator. Coved ceiling. Useful under stairs storage cupboard that also houses a wall mounted electric trip switch fuse box. Folding door leading to the kitchen and the living/dining room and a door leading to:

Cloakroom

Obscure glazed window to the side. Modern fitted white suite comprising of a low level WC. Corner wash hand basin with storage cupboards beneath. Attractive fully tiled flooring and extensive tiling to the walls. Coved ceiling.

Living / Dining Room 16'2" (4.93m) x 15'9" (4.8m)

An L shaped room that has a window to rear and part obscure glazed door leading out to the rear garden. Coved ceiling. Laminate flooring. Two radiators.

Kitchen 10'1" (3.07m) x 8'2" (2.49m)

Modern fitted kitchen comprising of floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces and complementary tiled splash backs above. Gas cooker point with extractor hood above. Space and plumbing for a washing machine and a dishwasher. Space for a free standing fridge freezer. Additional appliance space beneath works surface if required. Inset stainless steel single bowl sink and drainer unit with a mixer tap above. Laminate tile effect flooring. Coved ceiling. Stained glass internal window through to the living/dining room.

First Floor

Landing

Obscure glazed window to the side. Access to an insulated loft space (the vendors have a Certificate of Lawful Development and initial plans to allow for a dormer loft conversion with an en-suite, alongside a small ground floor extension). Coved ceiling. Useful airing cupboard with slatted shelving that also houses a wall mounted gas fired combination boiler. Doors leading to all rooms including.

Bedroom 1 13'0" (3.96m) x 9'7" (2.92m)

Window to rear. Radiator. Coved ceiling. The large wardrobe in situ is included within the sale price.

Bedroom 2 11'0" (3.35m) x 9'8" (2.95m)

Good size box bay window to front with deep sill. Radiator. Coved ceiling

Bedroom 3 9'6" (2.9m) x 6'3" (1.91m)

Window to rear. Coved ceiling. Radiator.

Bathroom

Obscure glazed window to front. Attractive fully tiled walls. Modern fitted white suite comprising of a panelled bath that has a thermostatically controlled rainfall shower head above and a separate shower attachment. Concealed cistern low level WC with display above, wash hand basin to the side with storage cupboards beneath. Wall mounted mirrored medicine cabinet. Heated towel rail. Tile effect laminate flooring. Coved ceiling.



Front Of Property

The front of the property is a fully enclosed area of garden that is predominantly laid to a level paved patio with a central shrub bed with established shrubs and plants. Further area for displaying pot plants. Timber fenced and walled boundaries. Wrought iron gate. Front pedestrian access to the side of the property via a wrought iron garden gate.

Rear Garden

To rear of the property is an enclosed an easy to maintain rear garden that is predominantly laid to hardstanding and a paved patio, that provides the ideal area for outdoor dining and sitting during fine weather. Small shrub beds to both sides. Outside courtesy lighting. Timber fenced boundaries. Personal door to:

Garage & Parking

Aluminium double opening doors to front. Power and light connected. Personal door to rear garden. A driveway provides off road parking for a single vehicle directly in front of the garage, accessed via Park Lane.

Tenure

The property is FREEHOLD

Services

All mains services are connected, Council tax band C. The property is on a water meter.

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

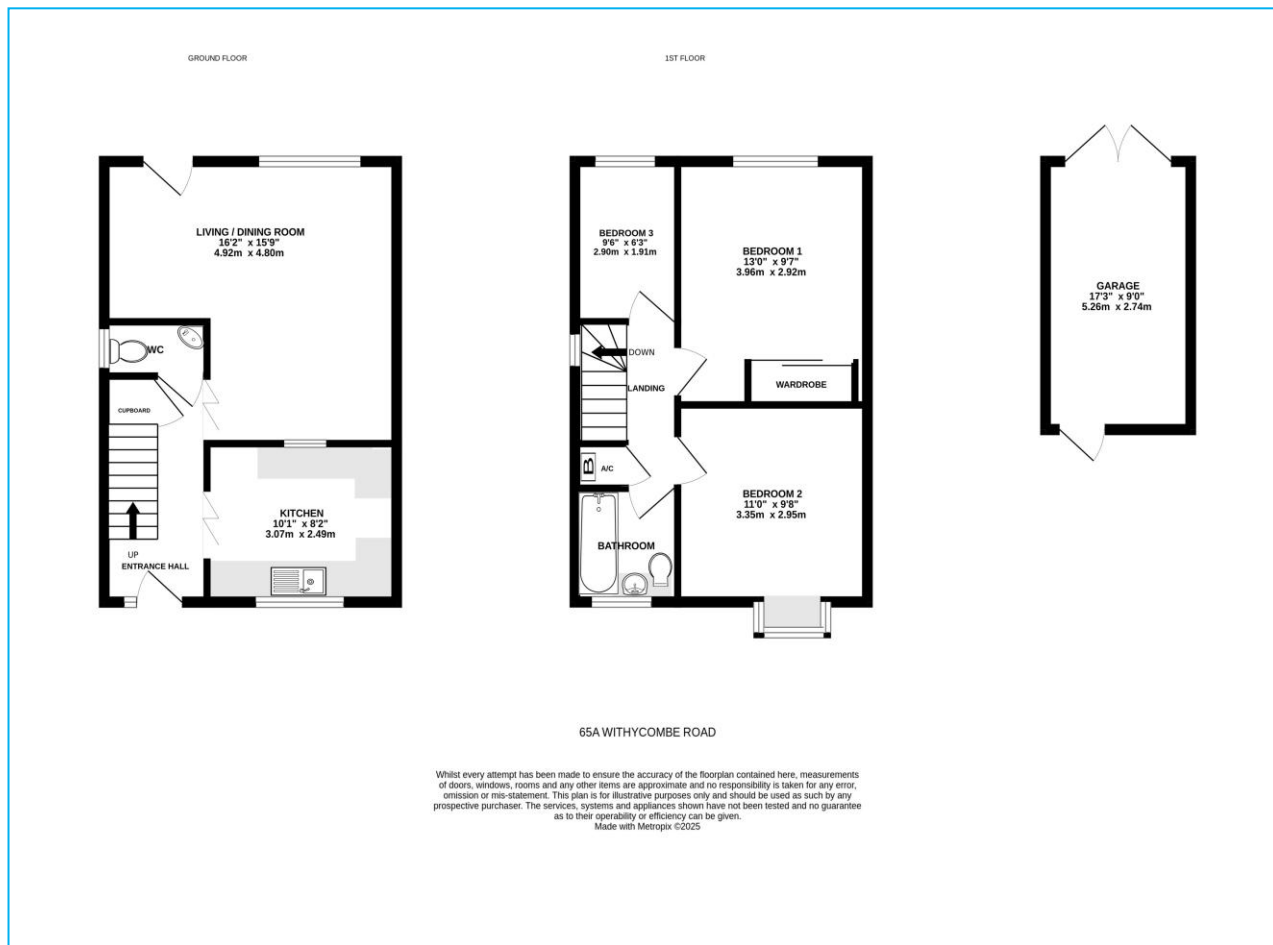
Agents Notes

These are draft particulars and they are awaiting vendors verification. The current vendors have a (the vendors have a Certificate of Lawful Development and initial plans to allow for a dormer loft conversion with an en-suite, alongside a small ground floor extension. these plans are available to view upon request.

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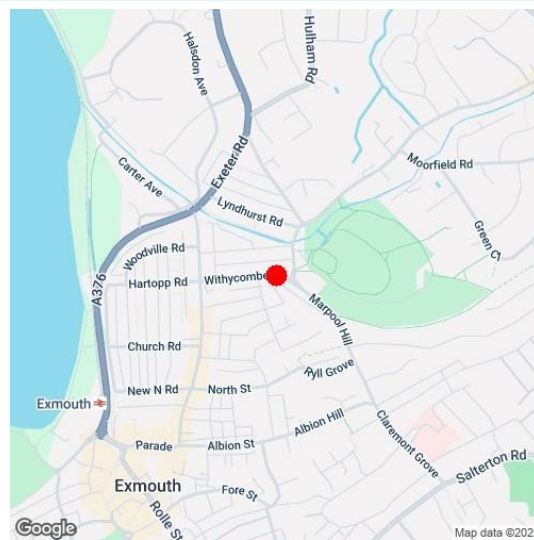
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Directions

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, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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