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LINKS
ESTATE AGENTS

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Guide Price £279,950
55 Egremont Road, Exmouth, EX8 1SA



- Well Presented 3 Bedroom Mid Terrace Family Home • Popular Town Centre Location • Gas C/Heating & uPVC Double Glazing • 2 Reception Rooms, Modern Extended Kitchen/Breakfast Room & Cloakroom • 3 First Floor Bedrooms • Modern Fitted Bathroom • Enclosed & Level Rear Garden, Potential For Off Road Parking • Internal Viewing Advised. NO ONWARD CHAIN



Step up to a front entrance door leading to:

Ground Floor

Entrance Porch

Stripped floorboards. High level electric trip switch fuse and meter box. Stripped wood, part glazed door, with a window above, leading to:

Entrance Hall

Staircase rising to the first floor. Stripped floorboards. Radiator. Picture rail. Stripped wood doors leading to:

Dining Room 12'10" (3.91m) Max x 12'0" (3.66m) Max

Upright Radiator. Stripped floorboards. Picture rail. Fireplace recess. Storage cupboard under the stairs. Folding doors leading to the kitchen / breakfast room and folding doors leading to:

Living Room 11'7" (3.53m) Max x 10'6" (3.2m) Max

Window to front. Focal point of an attractive cast iron, ornate fireplace feature with a tiled hearth and a wooden fireplace surround and mantel. Picture rail. Upright radiator.

Kitchen / Breakfast Room 14'11" (4.55m) x 12'6" (3.81m)

An extended room that has a window to rear, uPVC double glazed French doors leading out to the rear garden and a glazed ceiling, allowing natural light to flood into the room. Good range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and complimentary tiled splash backs above. Built in 4 ring gas hob with an electric oven and grill below and an extractor hood above. Inset ceramic double bowl sink with a mixer tap above. Wall mounted, concealed, gas fired combination boiler. Space and plumbing for a washing machine and dishwasher. Additional appliance space. Space for a free standing fridge/freezer. Radiator. Vinyl flooring. Inset ceiling lights. Heat detector. Door leading to:

Cloakroom

Modern fitted white comprising of a low level WC. Wall mounted wash hand basin. Inset ceiling lights. Vinyl flooring. Extractor fan.

First Floor

Half Landing

Steps leading to the first floor. Doors leading to:

Bedroom 3 8'1" (2.46m) x 6'3" (1.9m) Plus Recess

Window to rear. Radiator.

Bathroom

Obscure glazed window to side. Modern fitted, white suite comprising of a panelled P shaped bath with a mixer shower above. Low level WC. Pedestal wash hand basin. Tiled walls and flooring. Inset ceiling lights. Radiator with towel rail above.

Landing

Access to insulated and part boarded loft space via a trapdoor and ladder. Doors leading to:

Bedroom 1 13'10" (4.22m) Max x 10'6" (3.2m) To Wardrobe

2 x windows to front. Radiator. Useful storage cupboard with recess beneath.

Bedroom 2 13'0" (3.96m) x 9'5" (2.87m)

Window to rear. Radiator. Picture rail.





Externally

Front Garden

Small front garden area that is laid to shingle with a dwarf brick wall boundary. Gas meter box.

Rear Garden

To the rear of the property is an enclosed, level and good sized garden for the area that has been laid with ease of maintenance in mind and that faces in a westerly aspect - enjoying afternoon and evening sun. There is a paved patio laid adjacent to the rear of the property, ideal for outdoor dining and sitting during finer weather. The garden is then laid to artificial grass that has a shrub bed to one side. To the rear of the garden is a full width block paved area, that could be utilised for off road parking and can be accessed via bi-folding timber garden gates to the rear that lead out to the rear service lane. Outside water tap, lighting and power point. Timber fenced boundaries.

Tenure

The property is FREEHOLD.

Services

All mains services are connected. Council Tax Band B.

Mortgage Assistance

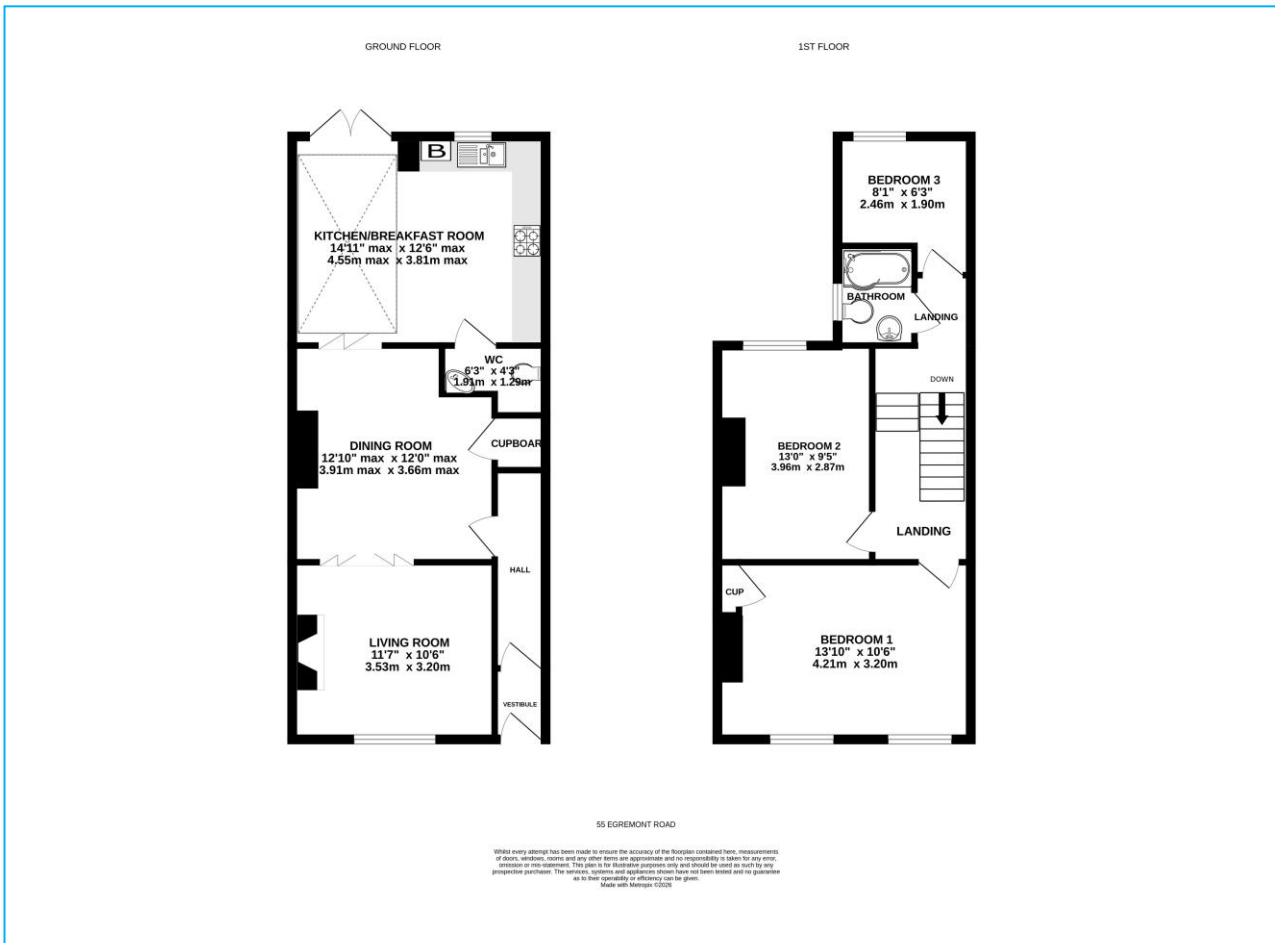
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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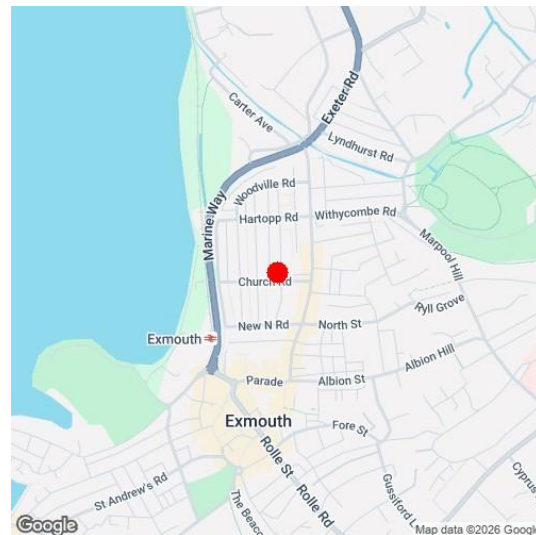
Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



Directions

From Exmouth Town centre, proceed into Exeter Road. Take the 4th turning on the left into Church Road and first right into Egremont Road. 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.