

01395 222350

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ESTATE AGENTS

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Guide Price £325,000
3 Lawn Road, Exmouth, EX8 1QJ



- Newly Renovated 3 Bedroom End Of Terrace House • Easy Walking Distance To Exmouth Town Centre, Train Station & Parks • Gas Centrally Heated (New System) & uPVC Double Glazed • 2 Reception Rooms • Newly Extended Kitchen/Breakfast Room With Skylight • Newly Installed Bathroom & Separate Shower Room • Enclosed Paved Garden To The Rear • New Floor Coverings Throughout & Completely Re-Wired.
- VIEWING ADVISED**



Paved pathway leading to:

Ground Floor

Entrance Porch

uPVC double glazed entrance porch with windows to front and side. Gas meter box. Obscure glazed door leading to:

Entrance Vestibule

High level electric trip switch fuse box (property re-wired 2025). Attractive herringbone engineered oak flooring. Part obscure glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Space and plumbing for a washing machine located in a concealed cupboard beneath the stairs. Pull out shoe storage drawer. Traditional style column radiator. Attractive herringbone engineered oak flooring. Doorway to kitchen / breakfast room, doors leading to living room, dining room and:

Cloakroom

Newly created space that has a low level WC with a small wash hand basin built into the cistern. Attractive herringbone engineered oak flooring.

Living Room 16'2" (4.93m) Into Bay x 11'10" (3.61m) Max

Walk in bay window to front. Traditional style column radiator. Attractive herringbone engineered oak flooring. Picture rail. Focal point of a tiled fireplace feature.

Dining Room 11'11" (3.63m) x 9'11" (3.02m)

Window to rear. Attractive herringbone engineered oak flooring. Traditional style column radiator. Focal point of tiled fireplace feature. Picture rail.

Kitchen / Breakfast Room 16'6" (5.03m) x 9'1" (2.77m)

A newly extended room that enjoys a dual aspect with a window to side and a window to rear, along with a sky lantern. Part glazed door to the side that leads out to the rear garden. Excellent range of floor standing and wall mounted cupboard and drawer storage units with attractive quartz works surfaces above. Inset stainless steel one and a half bowl sink with an integrated drainer unit and mixer tap above. Built in fridge / freezer. Built in four ring electric hob with an electric oven and microwave to the side. Upright column style radiator. Ample space for a breakfast table and chairs. Inset ceiling lights. Heat detector. Fireplace recess. Vinyl flooring.

First Floor

Half Landing

Obscure glazed window to side. Steps rising to the main landing. Newly fitted carpet. Door leading to the shower room and door leading to:

Bedroom 3 9'3" (2.82m) x 6'5" (1.96m)

Window to rear. Radiator. Newly fitted carpet.

Shower Room

Obscure glazed window to side. Walk in single shower cubicle with a tiled splash back to ceiling height and a thermostatically controlled rainfall shower and separate shower attachment. Heated towel rail. Extractor fan. Inset ceiling lights. Vinyl flooring.

Main Landing

Access to an insulated loft space, that also houses a newly installed, gas fired combination boiler. Useful range of built in storage cupboards. Newly fitted carpet. Doors leading to bedroom



2, family bathroom and:

Bedroom 1 16'3" (4.95m) x 11'1" (3.38m)

Walk in bay window to front. Radiator. Picture rail. Newly fitted carpet.

Bedroom 2 12'0" (3.66m) x 10'1" (3.07m)

Window to rear. Radiator. Picture rail. Newly fitted carpet.

Bathroom

Part obscure glazed window to front. Small panelled bath with shower attachment above. Low level WC. Pedestal wash hand basin. Inset ceiling lights. Heated towel rail. Vinyl flooring.

Externally

To the front of the property is an open area of garden that has been laid to block paving with a raised shrub bed to one side. Small shingled area adjacent to the front of the property.

Rear Garden

To the rear of the property is a fully enclosed garden that has been planned with ease of maintenance in mind, being laid to attractive paving and that provides the ideal area for outdoor dining and sitting during fine weather. Walled and fenced boundaries. Outside water tap. Outside lighting. Access to small undercroft. Timber garden gate to the side that provides access to a service lane leading to the front of the property.

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

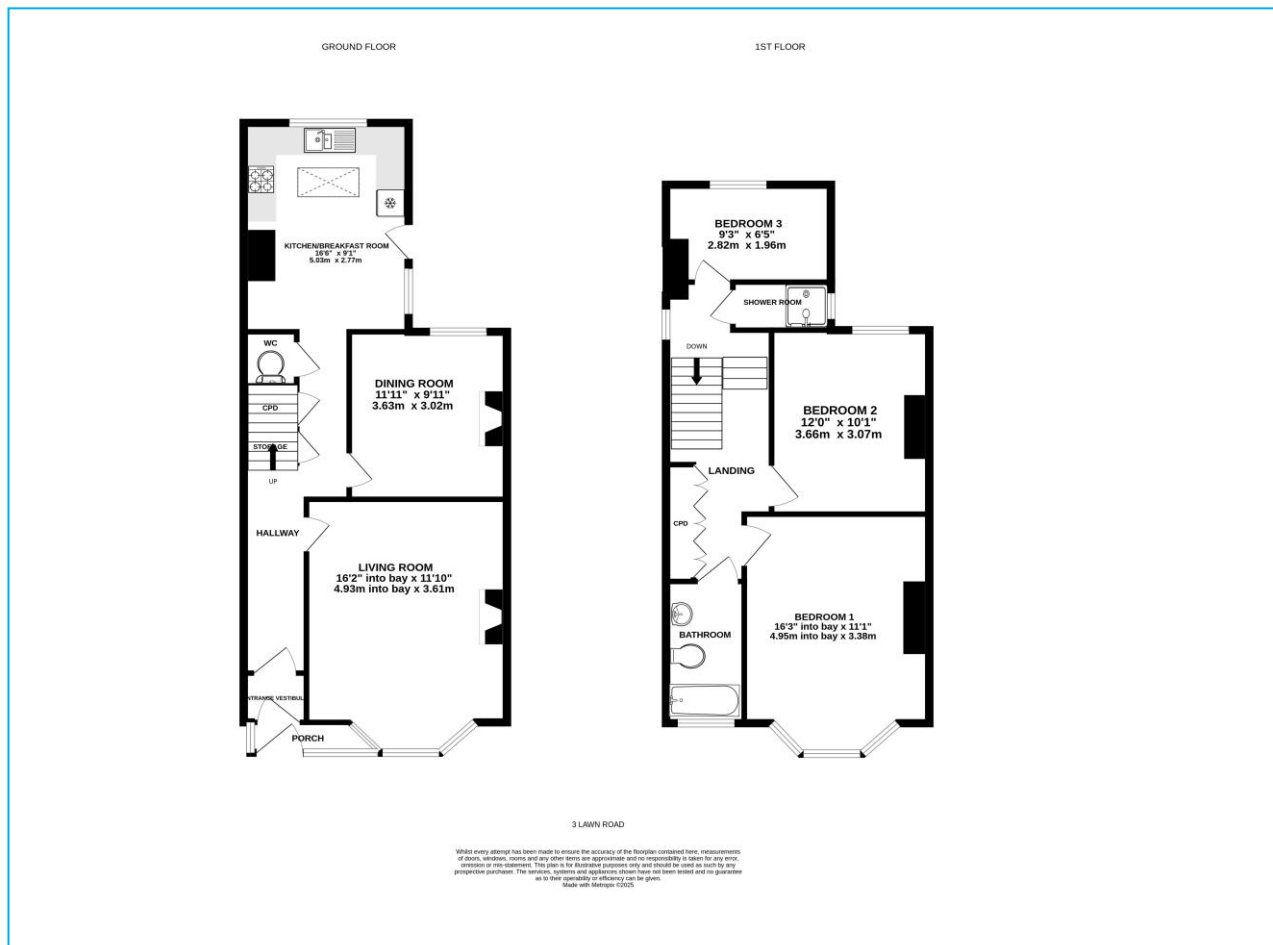
Please note, these are draft particulars and they are awaiting vendors verification. Please note, the exterior of the property is due to be repainted in August 2025.



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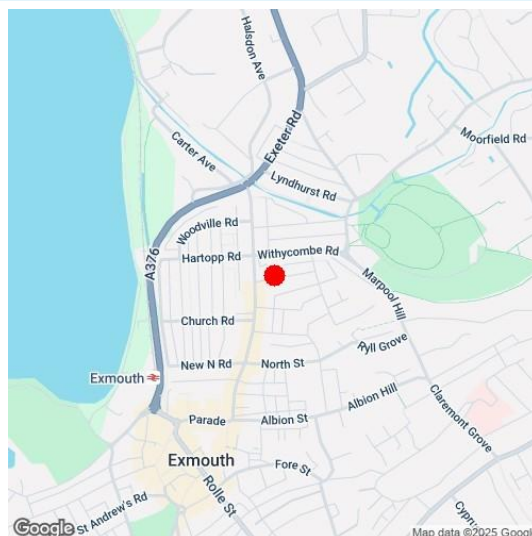
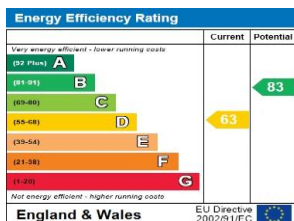
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Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning right at the roundabout into The Parade. Continue into Exeter Road and take a right hand turning into Lawn Road where the property will be found a short way along 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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