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LINKS
ESTATE AGENTS

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Guide Price £315,000
27 Park Road, Exmouth, EX8 1TL



- Attractive Square Bay Fronted Semi Detached House • 3 Bedrooms • Lounge And Kitchen/Dining Room • Conservatory/Garden Room • Bathroom With Bath And Separate Shower • Double Glazing And Central Heating • Useful Boarded Attic Area, Enclosed Level Rear Garden
- NO ONWARD CHAIN



Accommodation

Ground Floor

Courtesy light. Part double glazed entrance door to:

Lobby

Glazed door with side panel windows to:

Entrance Hall

Stairs to first floor with recess below. Double glazed window to the side. Radiator. Doors to:

Lounge 14'7" (4.45m) Into Bay x 13'3" (4.04m) Max

Double glazed square bay window to the front. Fireplace surround with electric log effect fire. Radiator. TV aerial point. Telephone point.

Kitchen/Dining Room 19'7" (5.97m) Max x 11'8" (3.56m) Max

Narrowing to 8'3" (2.51m) Over all measurements.

Kitchen Area 10'3" (3.12m) x 8'3" (2.51m)

Double glazed window to the rear. Range of base cupboard and drawer units. Wall-mounted units. Peninsular unit. Single drainer sink unit. Work top surface. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Worcester gas fired combination boiler supplying domestic hot water and central heating. Door to side.

Dining Area 11'8" (3.56m) Max x 9'3" (2.82m)

Fire place with electric log effect fire. Radiator. TV aerial point. Sliding patio doors to:

Conservatory/Garden Room 9'6" (2.9m) Max x 9'6" (2.9m) Max

Power and light. Door opening onto the rear garden.

First Floor

Landing

A spacious landing. Obscured double glazed window to the side. Hatch to the useful loft area which is boarded with lighting and a pull down ladder. Doors to:

Bedroom 1 14'7" (4.45m) Into Bay x 10'3" (3.12m) Max

Double glazed square bay window to the front. Radiator. TV aerial point.

Bedroom 2 11'9" (3.58m) x 11'5" (3.48m)

Double glazed window to the rear. Period fireplace. Radiator.

Bedroom 3 9'1" (2.77m) x 7'7" (2.31m)

Double glazed window to the front. Radiator.



Bathroom/Shower Room/WC

A spacious bathroom with 2 obscured double glazed window to the rear. Panelled bath with tiled splash back. Glazed shower cubicle with laminate splash back. Built-in shower. Pedestal wash hand basin. Tiled splash back. Wall-mounted mirror fronted cupboard. Close-coupled WC. Heated towel rail. Extractor fan. Wall-mounted electric fan heater.

Externally

To the front of the property is a low walled frontage with a flower and shrub border. A gate gives access to a covered side walkway that leads through to the rear garden.

Rear Garden

A good size enclosed, level garden comprising an area of lawn and 2 paved patio areas. Brick built BBQ. Water tap. Timber garden shed.

Tenure

The property is FREEHOLD.

Services

All mains services are connected. Council Tax Band C.

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

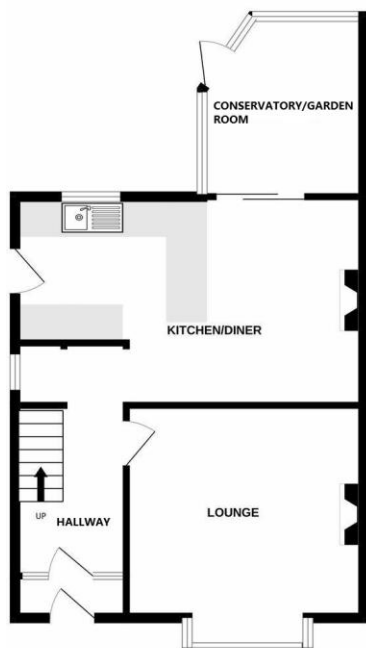
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note these are draft particulars and are awaiting the vendors verification.

GROUND FLOOR



1ST FLOOR

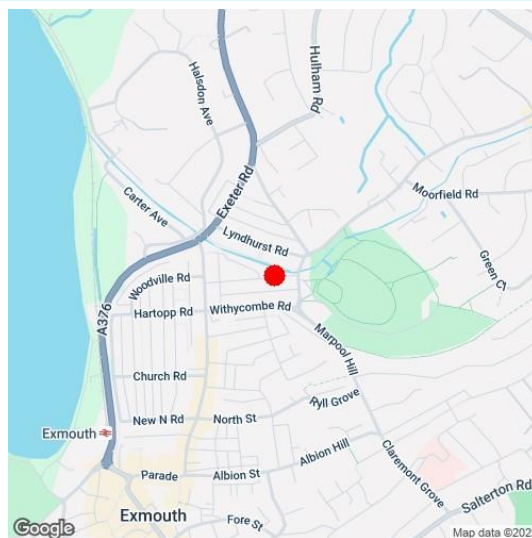


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Miroplan C5024

Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand Gardens, turning right at the roundabout onto The Parade. Continue into Exeter Road. After passing the Park Hotel, take the second right into Park Road. 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		
(92-100) A		81
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		35
(21-38) F		
(1-20) G		
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.