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**LINKS**  
ESTATE AGENTS

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**Guide Price £325,000**  
**6 Danby Terrace, Exmouth, EX8 1QS**



- Deceptively Spacious 3 - 4 Double Bedroom House • Handy For Exmouth Town Centre, Train Station & Seaford • Modernisation Now Required • Living Room, Ground Floor Bed 4 / Reception
- Kitchen / Dining Room, Ground Floor Bathroom • 3 First Floor Double Bedrooms, Shower Room
- Access To Useful Loft Room • Rear Garden Including Workshop, NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to obscure glazed door leading to:

#### Entrance Porch

High level electric meter and trip switch fuse box. Door, with obscure glazed and stained glass window, leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Modern fitted electric night storage radiator. Smoke alarm. Doors leading to bedroom 4 / reception room, kitchen / dining room and:

#### Living Room 12'8" (3.86m) Into Bay x 12'6" (3.81m)

Walk - in bay window to front. Modern fitted electric night storage radiator. Ornate ceiling coving.

#### Bedroom 4 / Reception Room 12'9" (3.89m) x 10'6" (3.2m)

Aluminium double glazed window to rear. Night storage radiator.

#### Kitchen / Dining Room 15'10" (4.83m) x 8'4" (2.54m)

2 aluminium double glazed windows to side overlooking rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space for electric cooker. Space and plumbing for dishwasher and washing machine. Further space under worksurface for appliance. Space for freestanding fridge / freezer. night storage radiator. Half obscure glazed door leading to:

#### Rear Porch

uPVC double glazed external door side leading to rear garden. Airing cupboard housing the hot water cylinder with slatted shelving and further useful walk - in storage cupboard / pantry. Door leading to:

#### Bathroom

Obscure uPVC double glazed windows to rear and side. White suite of panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls. Electrically heated towel rail. Wall mounted electric heater. Extractor fan.

### First Floor

#### Half Landing

Window to rear. Stairs rising to first floor landing. Doors leading to bedroom 3 and shower room.

#### Landing

Steep stairs leading to loft room. Smoke alarm. Doors leading to:

#### Bedroom 1 16'5" (5m) Into Bay x 13'0" (3.96m)

Window to front and walk-in bay window to front that gains views of the Exe Estuary and Haldon Hills. Ornate ceiling coving.

#### Bedroom 2

Aluminium double glazed Sash window to rear. Built - in shelved storage cupboard.

#### Bedroom 3 11'0" (3.35m) Plus Recess x 8'4" (2.54m)

Aluminium double glazed Sash window to side. Fitted double wardrobe.



### Shower Room

Obscure glazed window to side coloured suite of corner shower cubicle with electric shower unit, low level WC and pedestal wash hand basin.

### Second Floor

#### Attic Room 15'3" (4.65m) Max x 14'1" (4.29m) Max

An L shaped room. uPVC double glazed window to rear gaining views over Exmouth with Haldon Hills beyond. Access to eaves storage space.

#### Externally

There is a small area of Front Garden which is laid to concrete with a low brick wall boundary. Outside gas meter box.

#### Rear Courtyard Garden

There is an enclosed Rear Courtyard Garden having ease of maintenance in mind being laid mainly to patio with shrub and herbaceous beds and borders that provide year round interest and colour. Brick wall boundaries. Outside water tap. Rear pedestrian access via timber garden gate. Within the rear garden is a useful brick built shed / workshop with windows to front side and power and light connected.



#### Parking

There is ample residents parking within Danby Terrace and surrounding roads. Subject to usual planning consents, there could be the opportunity to create off road parking within the rear garden.

#### 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

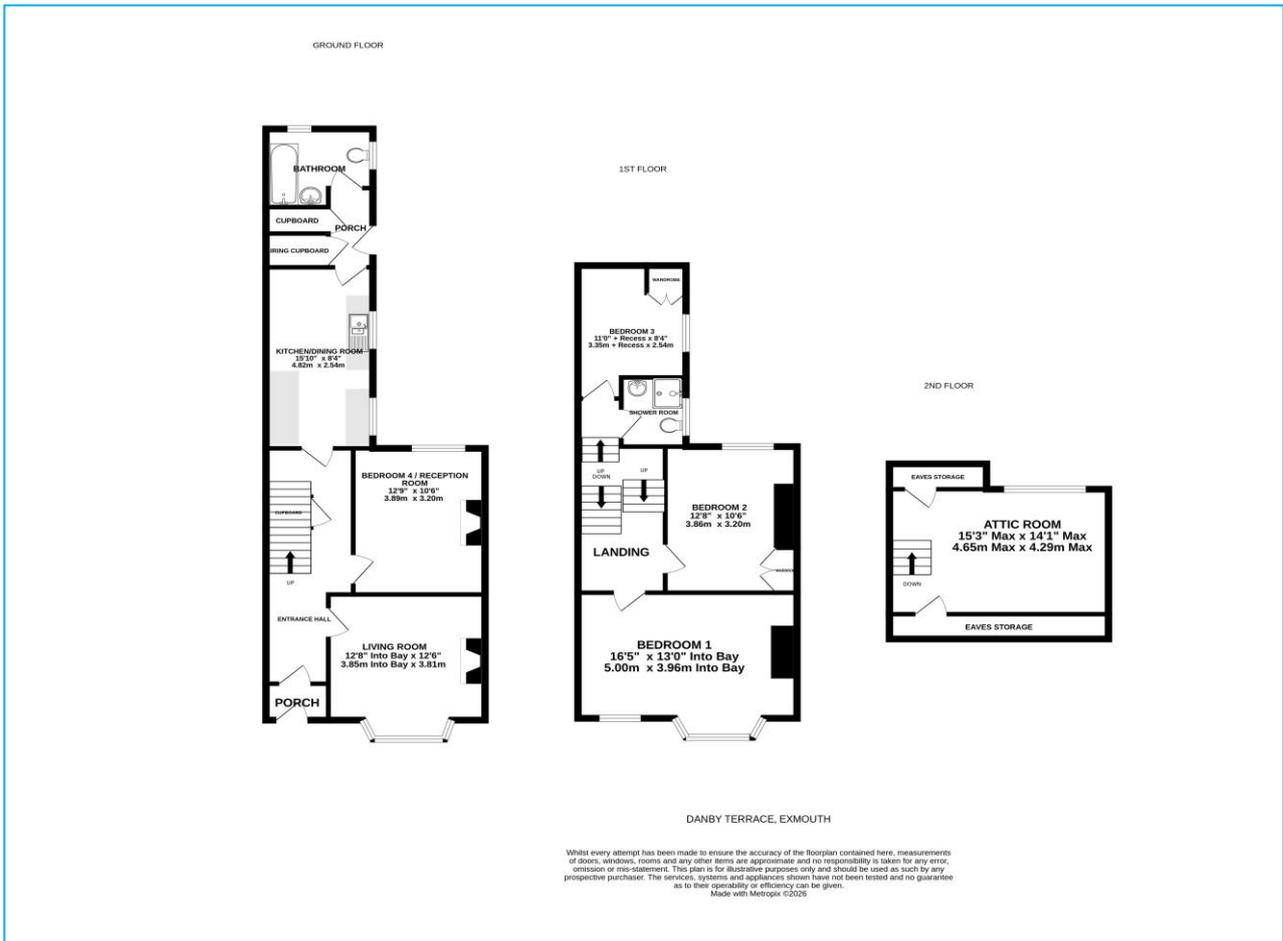
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### Agents Note

These are draft particulars and are awaiting vendors verification

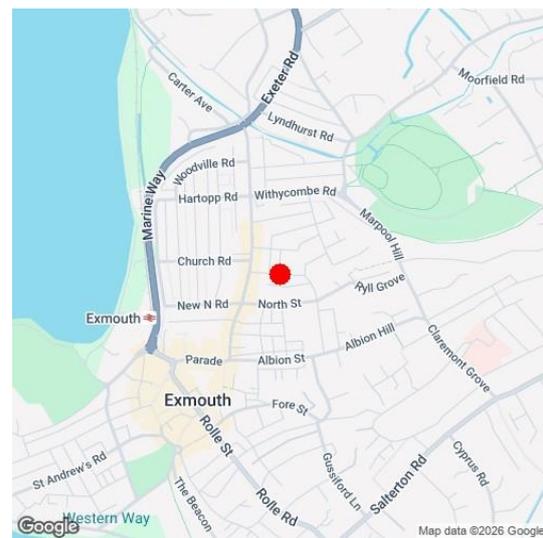




**Directions**

From our prominent Town Centre office, on foot, proceed through The Magnolia shopping centre and into Exeter Road. Walk past The Library and take the second right into Danby Terrace where the property will be found on the right 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	
47	64
England & Wales	
EU Directive 2002/91/EC	



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.