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**LINKS**  
ESTATE AGENTS

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**Guide Price £250,000**

**10 Egremont Road, Exmouth, EX8 1RX**



- Town Centre Terraced House • Gas Central Heating & Double Glazing • Living Room, Dining Room / Bedroom 4 • Good Sized Kitchen • 3 First Floor Bedrooms & Bathroom • Courtyard Garden, Ample Residents Parking • Level Walking Distance Of Town Centre, Train Station & Seafront
- NO ONWARD CHAIN





## Accommodation

### Ground Floor

uPVC double glazed front entrance door leading to:

#### Entrance Porch

Attractive tiled flooring. Half glazed door leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Laminate flooring. Radiator. Doors leading to dining room, open to kitchen / breakfast room and door leading to:

#### Living Room 11'6" (3.51m) x 10'5" (3.18m)

uPVC double glazed window to front. Tiled fireplace. Radiator. Cupboard housing the electric trip switch fuse box, gas and electric meters. Picture rail.

#### Dining Room / Bedroom 4 13'4" (4.06m) x 9'6" (2.9m)

uPVC double glazed window to rear. Radiator. Exposed floorboards. Picture rail.

#### Kitchen / Breakfast Room 15'8" (4.78m) x 7'1" (2.16m)

Dual aspect having sealed unit double glazed windows to rear and side. uPVC double glazed external door to side leading to rear garden. Cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash back's. Stainless steel single bowl sink with drainer unit and mixer tap. Electric cooker point. Space and plumbing for washing machine. Further space for under counter fridge and freezer etc.

### First Floor

#### Half Landing

Window to rear. Staircase rising to landing. Doors leading to bedroom 3 and bathroom.

#### Landing

Access to insulated loft space via trapdoor with ladder. Useful storage cupboard. Smoke alarm. Doors leading to:

#### Bedroom 1 14'10" (4.52m) x 10'5" (3.18m)

uPVC double glazed window to front. Focal point of ornate, cast iron fireplace feature. Radiator. Picture rail.

#### Bedroom 2 13'4" (4.06m) x 9'6" (2.9m)

uPVC double glazed window to rear. Focal point of ornate, cast iron fireplace feature. Radiator. Picture rail.

#### Bedroom 3 / Study 7'1" (2.16m) x 5'4" (1.63m) Plus Recess

uPVC double glazed window to rear. Wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Access to loft space.



### Bathroom

Sealed unit double glazed window to side. White suite of panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Heated towel rail.

### Externally

There is a level and enclosed Courtyard garden having ease and maintenance in mind and being laid to patio with a shrub bed border and brick wall boundaries. Rear pedestrian access via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band B. 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

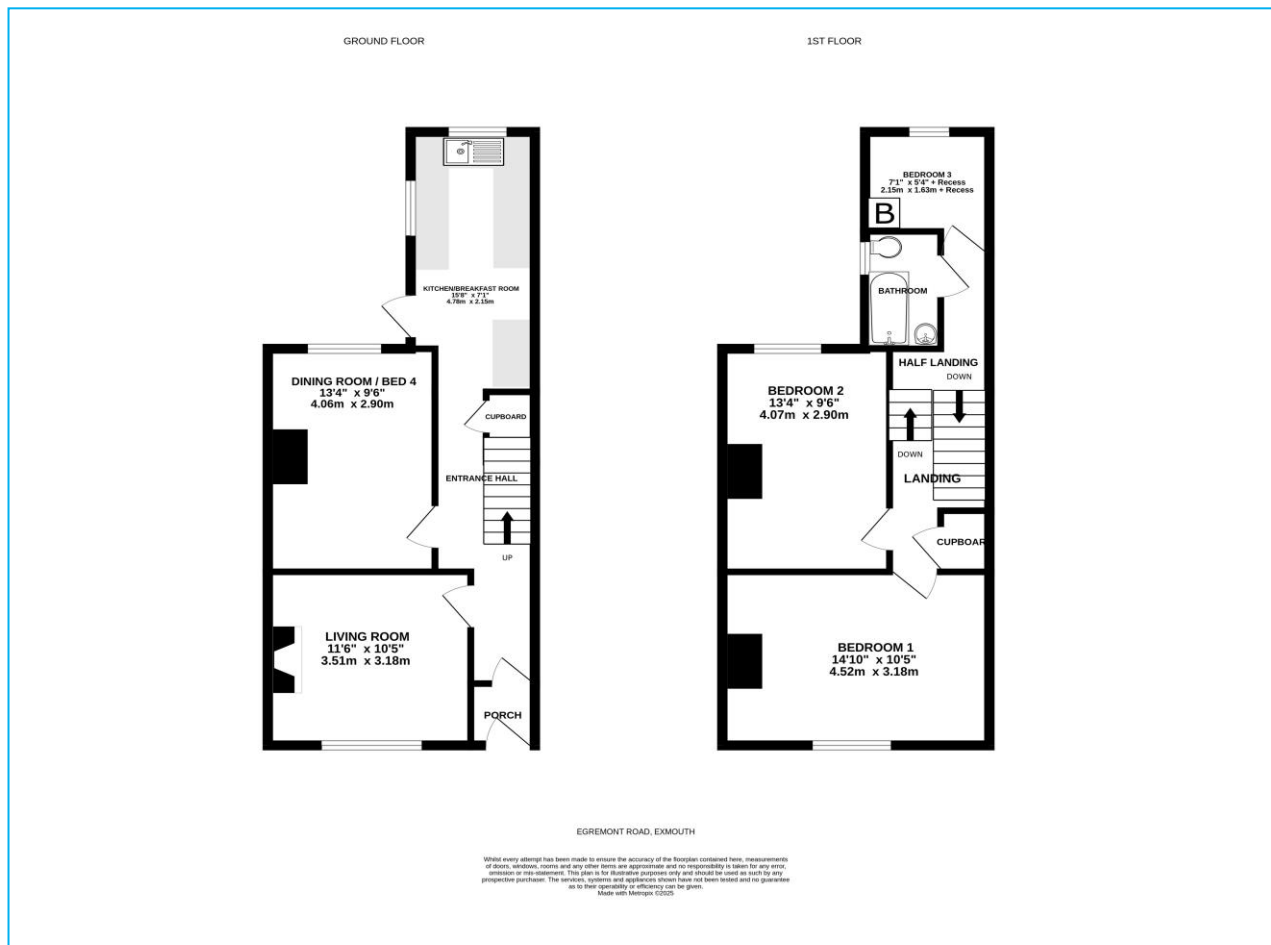
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

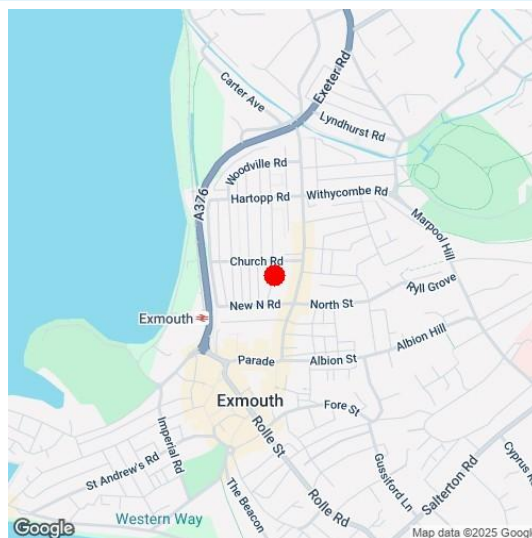
These are draft particulars and are awaiting vendors verification





### Directions

From our prominent Town Centre office, proceed out of town along Exeter Road. Take a left hand turning, just before Exeter Road Primary school, into New North Road and first right into Egremont Road. The property will be found on the right hand side, clearly identified by our for sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto: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.