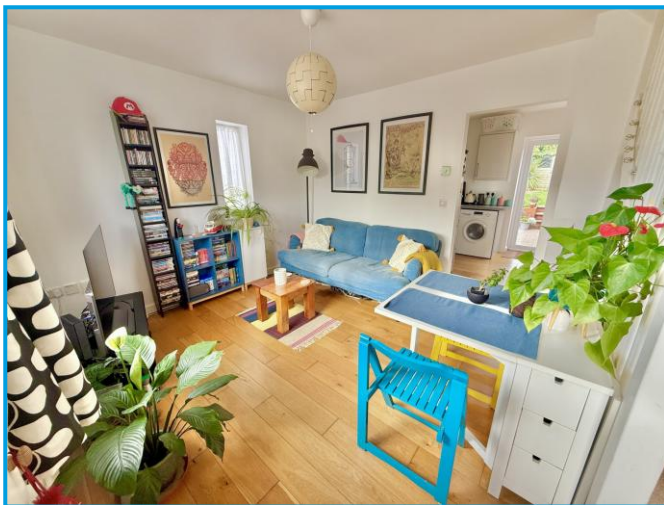


01395 222350

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exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £245,000
1a Elm Road, Exmouth, EX8 2LG



- Modern End Terrace House Built In 2015 • Gas Central Heating, Double Glazing & Owned Solar Panels • Ground Floor Cloakroom • Living / Dining Room & Modern Kitchen
- 2 First Floor Bedrooms • Bathroom Including Shower Over Bath
- Driveway Parking, Good Sized Rear Garden • 15 Minute Walk To Town Centre



Accommodation

Ground Floor

Step and ramp leading up to half obscure uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, leading to:

Living / Dining Room 14'4" (4.37m) x 11'1" (3.38m)

Dual aspect having uPVC double glazed windows to front and side. Staircase rising to first floor with under stairs storage recess. Radiator. Wall mounted hive central heating thermostat. Cupboard housing the electric meter, solar panel control and electric trip switch fuse box. Wood flooring. Open to:

Kitchen 14'4" (4.37m) x 8'4" (2.54m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces. Stainless steel single sink and drainer unit with mixer tap. Built in for ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine and further space for freestanding fridge / freezer etc (both could be available via separate negotiation). Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Wooden flooring. Door leading to:

Cloakroom

Modern fitted white suite of concealed cistern WC and vanity wash hand basin. Radiator. Tiled flooring.

First Floor

Landing

Smoke alarm. Doors leading to:

Bedroom 1 14'4" (4.37m) x 9'6" (2.9m)

uPVC double glazed window to front. Built - in bulkhead wardrobe / storage cupboard. Access to insulated loft space. Radiator.

Bedroom 2 9'10" (3m) x 7'5" (2.26m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Tiled flooring. Heated towel rail. Shaver light and socket. Extractor fan.



Externally / Parking

To the front of the property is a brick paved driveway parking area providing off road parking for up to 2 motor vehicles. Timber panelled fence boundaries to either side and rendered wall boundary to front. Outside gas and electric meter boxes.

Rear Garden

The property enjoys a good sized and enclosed Rear Garden having a brick pave patio area immediately adjacent the property ideal for outdoor dining and sitting during the fine weather. 3 steps then lead up to the remainder of the garden, which is laid to lawn with shrub and herbaceous beds and borders. Timber panel fenced boundaries. Timber garden shed. Outside water tap. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band B. Owned Solar panels giving both a monthly income and discount on electricity bill

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

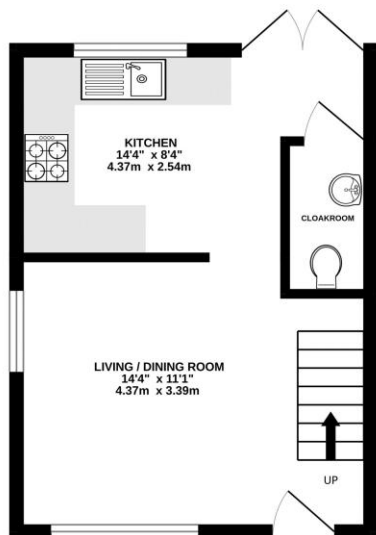
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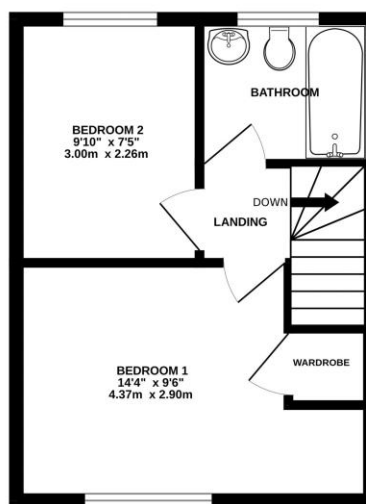
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GROUND FLOOR



1ST FLOOR



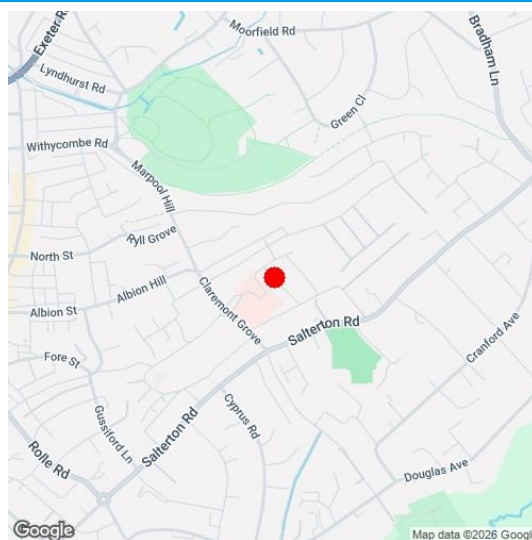
ELM ROAD, EXMOUTH

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.
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Directions

From our prominent Town Centre office, proceed up Rolle Street to the mini roundabout, turning left onto Salterton Road. At the traffic lights, turn left onto Claremont Lane. Immediately after the next traffic lights, turn right onto Phear Avenue and right again onto Turner Avenue. Turn right, then left into Elm Road where the property will be found on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	80	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	80	82
(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.

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