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LINKS
ESTATE AGENTS

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Guide Price £239,950
4 Park Terrace, Withycombe Village Road,
Exmouth, EX8 3AY



- Charming 2 Double Bedroom Cottage • Quiet, Tucked Away Location • Gas Central Heating & Extensive Double Glazing • Sitting Room • Kitchen/Breakfast Room With A Built In Oven & Hob
- Ground Floor Bathroom/WC • 2 First Floor Double Bedrooms, Additional Study/Nursery
- Large Garden To Rear. VIEWING HIGHLY RECOMMENDED



Accommodation

Ground Floor

Part obscure glazed door leading to:

Entrance Vestibule

Obscure glazed inner door leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Doors to:

Sitting Room 11'0" (3.35m) x 10'5" (3.18m)

Double glazed window to front. Focal point fireplace with wooden mantle over. Radiator.

Kitchen 14'0" (4.27m) x 12'2" (3.71m)

Single glazed window to rear. Range of base cupboard and drawer units with eye-level units over. Roll edged work surfaces with tiled splash backs. Inset stainless steel, single drainer sink unit with a mixer tap over. Integrated electric oven and four ring gas hob with cooker hood over. Integrated fridge. Plumbing for washing machine and dishwasher. Inset ceiling lights. Radiator. Small under stairs storage cupboard. Part glazed door leading to:

Rear Lobby

Part glazed door leading to the garden room and a door leading to:

Bathroom

Window to side. Fitted white suite comprising of a panelled bath that has a shower attachment above. Close-coupled WC. Pedestal wash hand basin. Heated towel rail.

Garden Room

Double glazed French doors leading out to the rear garden. Polycarbonate roof.

First Floor

Landing

Access to insulated loft space. Doors leading to:

Bedroom 1 13'10" (4.22m) x 11'1" (3.38m)

Double glazed window to front. Radiator. Storage alcove with a hanging rail and shelving.

Bedroom 2 13'10" (4.22m) Max x 8'10" (2.69m) Max

Double glazed window to rear. Radiator. Useful walk in storage cupboard that houses a wall mounted gas fired combination boiler. Door leading to;

Study/Nursery 8'9" (2.67m) x 6'6" (1.98m)

A useful room that could be utilised for a variety of purposes. Double glazed window to rear. Radiator.





Externally

Front Garden

To the front of the property is a small garden that has a pathway leading to the front entrance door and attractive flower and shrub borders.

Rear Garden

To the rear of the property is a good size and enclosed rear garden comprising a paved patio area with a brick built store and timber shed. steps lead up to a further paved patio with an area of lawn beyond.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B.

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

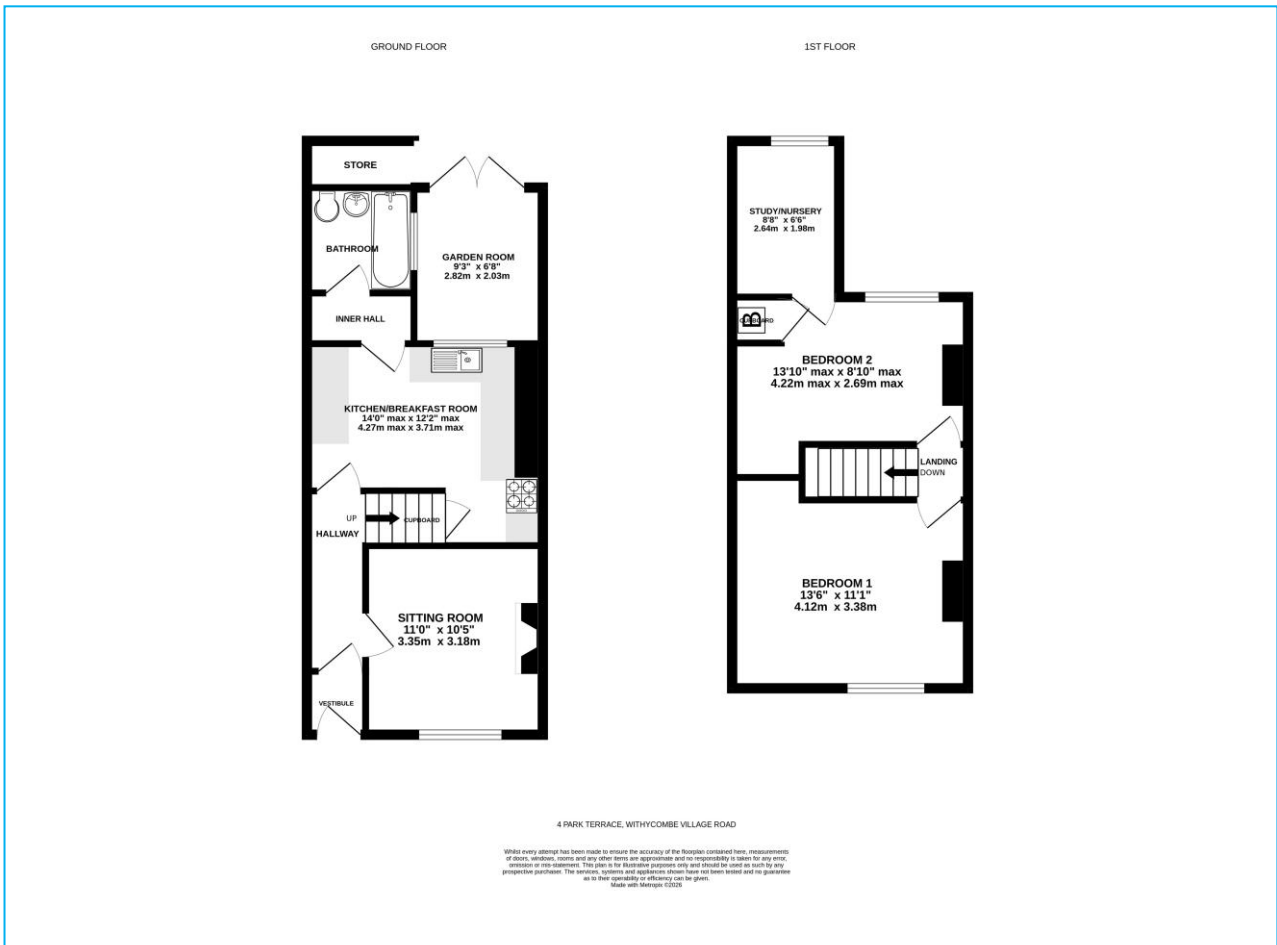
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

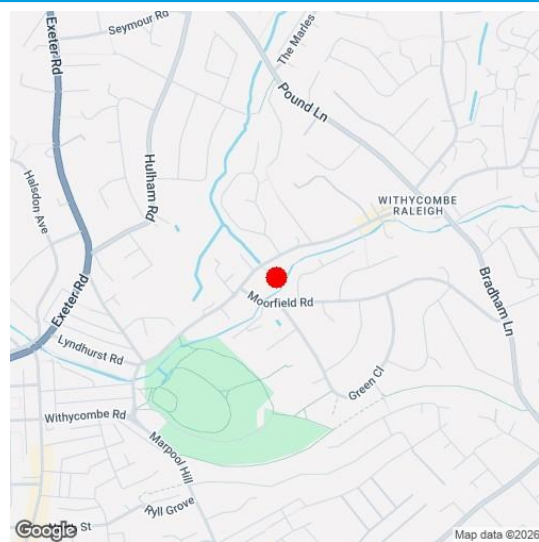




Directions

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. The property will be found set down a small side street, on the right hand side, immediately after the Methodist Church.

Energy Efficiency Rating	
Current	Potential
<p>More energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>87</p> <p>68</p>
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.