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**LINKS**  
ESTATE AGENTS

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**Guide Price £225,000**  
**7 Palm Close, Exmouth, EX8 5NZ**



- Modern Terraced House, Handy For Amenities • Gas Central Heating & Extensive Double Glazing • Living / Dining Room, Kitchen • 2 First Floor Bedrooms, Bathroom
- Some Updating Required • Enclosed Rear Garden • Garage With Driveway
- NO ONWARD CHAIN



## Ground Floor

UPVC double glazed front entrance door leading to:

### Entrance Porch

Obscure glazed window to side. Wall mounted electric trip switch fuse box. Wood panelling to dado height. Laminate flooring. Door leading to:

### Living / Dining Room 16'10" (5.13m) x 11'11" (3.63m)

UPVC double glazed window to front. Staircase rising to the first floor with under stairs storage cupboard. Radiator. Wall mounted central heating thermostat. Laminate flooring. Smoke alarm. Door leading to:

### Kitchen 11'11" (3.63m) x 7'3" (2.21m)

UPVC double glazed external door leading out to the rear garden and new UPVC double glazed window to rear. Range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching splash backs. Stainless steel single sink and drainer unit with mixer tap above. Built in four ring gas hob with an electric oven below and filter hood above. Space and plumbing for a washing machine. Further space for free standing fridge/freezer. Radiator. Wall mounted gas fired boiler that supplies the gas central heating and domestic hot water.

## First Floor

### Landing

Access to an insulated loft space. Smoke alarm. Doors leading to:

### Bedroom 1 12'11" (3.94m) x 8'8" (2.64m)

UPVC double glazed window to front. Useful bulkhead single wardrobe with hanging rail and shelving. Airing cupboard that houses a hot water tank with slatted shelving. Radiator.

### Bedroom 2 11'3" (3.43m) x 6'8" (2.03m)

UPVC double glazed window to rear with distant Haldon Hill views. Radiator.

### Bathroom

Obscure UPVC double glazed window to rear. Suite comprising of a panelled bath with thermostatically controlled shower unit over. Low level WC. Pedestal wash hand basin. Radiator.



## Externally

### Front Garden

To the front of the property is an open plan front garden is laid to shingle. Outside meter boxes. Pathway leading to the front entrance door.

### Rear Garden

To the rear of the property the garden is laid mainly to lawn with shrub and herbaceous beds and borders and patio area adjacent to the property. Outside water tap. Timber panelled fenced boundaries. Rear pedestrian access to the rear of garden via a garden gate

### Garage / Parking 16'5" (5m) x 8'0" (2.44m)

Garage situated in a block close by with up and over door to front and driveway for up to three motor vehicles in front.

### 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

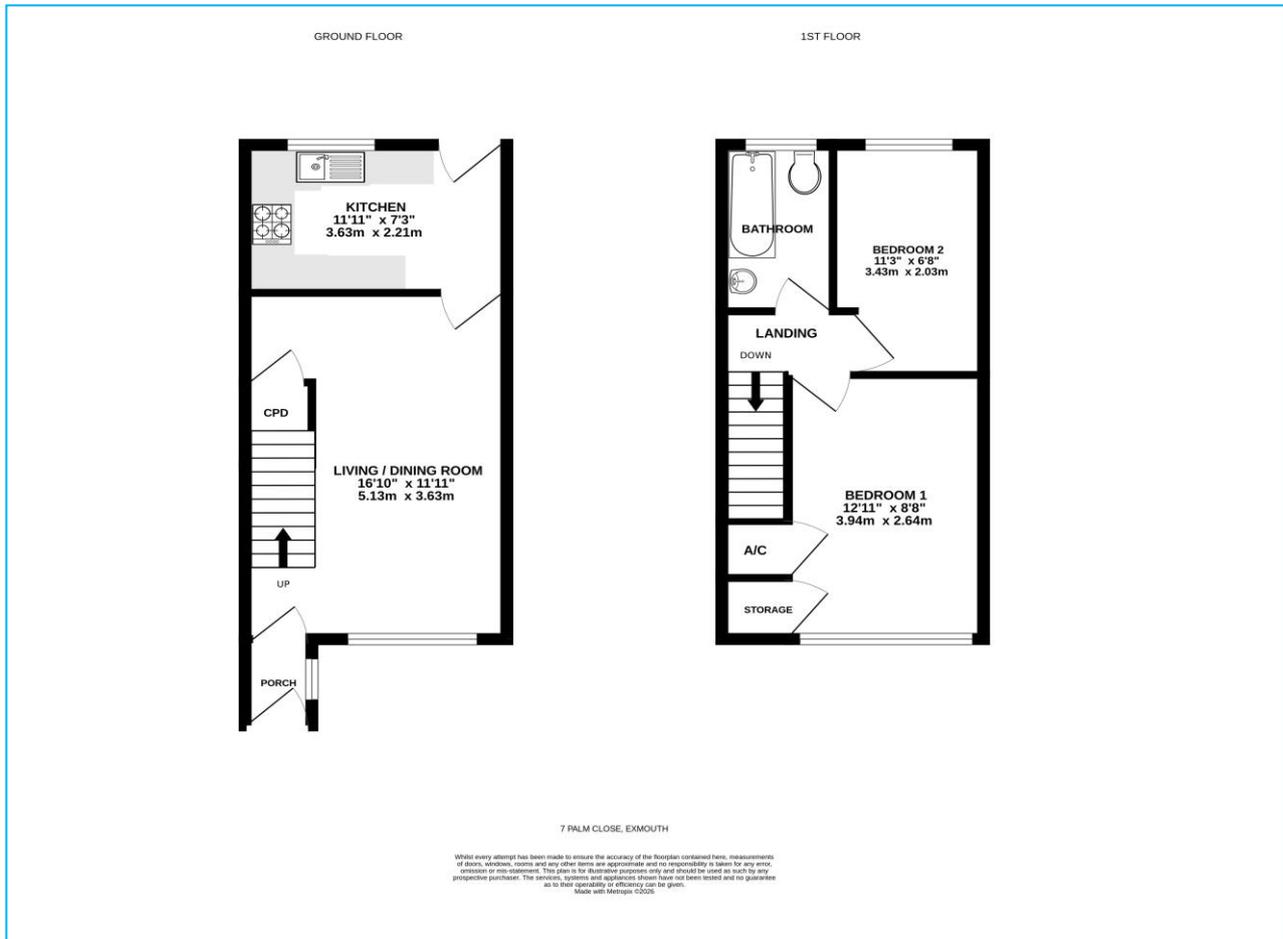
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

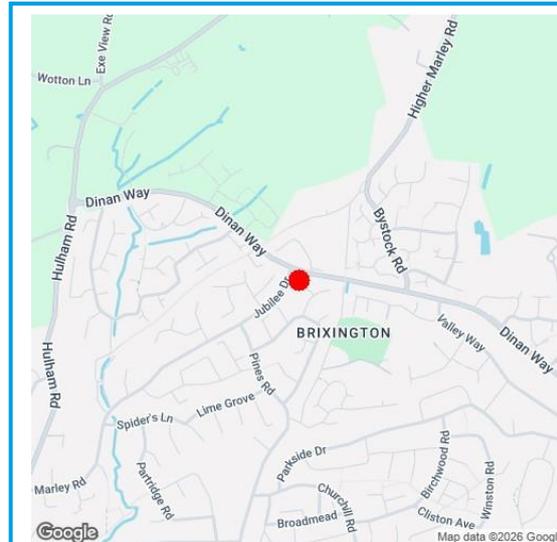
Please note, these are draft particulars and they are awaiting vendors verification





### Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary), pass Withycombe Rugby club, then take the 4th right onto Marley Road. Take the 4th turning on the right into Pines Road and left into Maple Drive. Take the 3rd turning on the left into Redwood Close and then first left into Palm Close where the property will be found ahead of you on the left hand side clearly identified by our For Sale sign.



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.