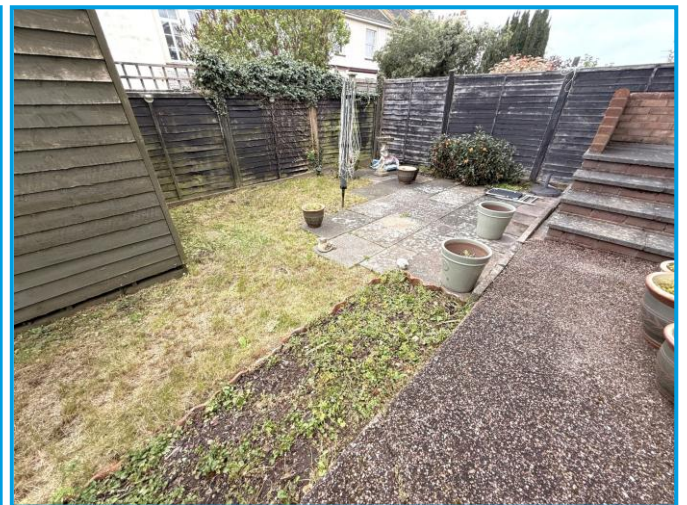


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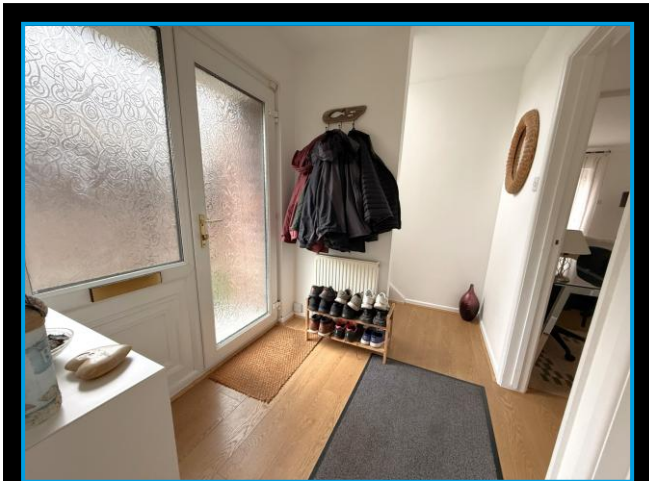
LINKS
ESTATE AGENTS

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

Guide Price £389,950
1 Windsor Square, Exmouth, EX8 1JU



- 3 Bedroom Detached Family Home • Located Closed To The Town Centre & Train Station • Gas Centrally Heated & uPVC Double Glazing • L Shaped Living / Dining Room • Modern Fitted Kitchen With Appliances • Family Bathroom • Off Road Parking & Integral Garage • Enclosed Garden To The Rear



Open Storm Porch

Steps lead up to a uPVC obscure front entrance door with matching window panel to the side leading to:

Ground Floor

Entrance Hall

A welcoming space with a staircase rising to the first floor. Radiator. Laminate flooring. Smoke alarm. Doors leading to garage, kitchen / breakfast room and:

Living / Dining Room 19'11" (6.07m) Max x 17'11" (5.46m) Max

A large L shaped room that enjoys a dual aspect with a large window across the rear of the property and a fully glazed door leading out to the rear garden and a window to the side. Two x Radiators. Laminate flooring. Large useful walk in under stairs storage cupboard that has a light connected and houses, the electric meter and consumer unit.

Living Area approx. 17'11 x 10'3

Dining Area approx. 9'9 x 9'3

Kitchen / Breakfast Room 9'10" (3m) x 9'9" (2.97m)

A stylishly fitted, dual aspect room that has a window to front and a window to the side. Range of floor standing and wall mounted cupboard storage units, some of which have concealed drawers, with marble effect works surfaces above. Built-in four ring electric hob with an electric oven below and a brushed gold splash back and filter hood above. Integrated fridge, freezer, dishwasher and washing machine. Inset one and a half bowl sink with a single drainer unit to the side and a mixer tap above. Small breakfast bar. Laminate flooring. Heat detector. Radiator.

First Floor

Landing

Window to side. Radiator. Access to an insulated and part boarded loft space via a trap door and ladder. Doors leading to all rooms, including:

Bedroom 1 17'11" (5.46m) x 9'9" (2.97m) Plus Recess

Good size room that enjoys a dual aspect with windows to the front and side. Radiator. Built in wardrobes to one wall. Radiator.

Bedroom 2 16'2" (4.93m) x 9'11" (3.02m)

Another good size room that has a window to rear. Radiator. Built in wardrobes to one wall with storage cupboards above.

Bedroom 3 12'10" (3.91m) x 6'4" (1.93m)

Window to side. Radiator.

Bathroom

Obscure glazed window to side. Fitted white suite comprising of a panelled bath that has a shower attachment above and a shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Mirrored wall mounted medicine cabinet. Heated towel rail. Vinyl flooring. Large airing cupboard that has slatted shelving and houses a wall mounted gas fired combination boiler.

Externally

To the front of the property is an area of garden that is predominantly laid out paving slabs with a shrub border that incorporates an evergreen boundary to the front that provides a natural privacy screen from the road. To the side of the property is an outside water tap and access to a small storage area that houses the gas meter. A driveway immediately to the front of the property provides off road parking for one motor vehicle and leads to:





Integral Garage 15'8" (4.78m) x 7'7" (2.31m) Plus Recess

Electric roll up door to front. Power and light connected. Window to side. Fitted floor standing and wall mounted cupboard storage units with marble effect works surfaces above. Tumble dryer space. Personal door leading to the hallway.

Rear Garden

To the rear of property is an enclosed and relatively easy to maintain garden that is accessed via steps that lead down from the living room. The garden is laid to a paved patio area, ideal for outdoor dining and sitting during fine weather, with the remainder of the garden being laid to lawn. Small storage shed. Small shrub bed. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side of the property.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D. 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

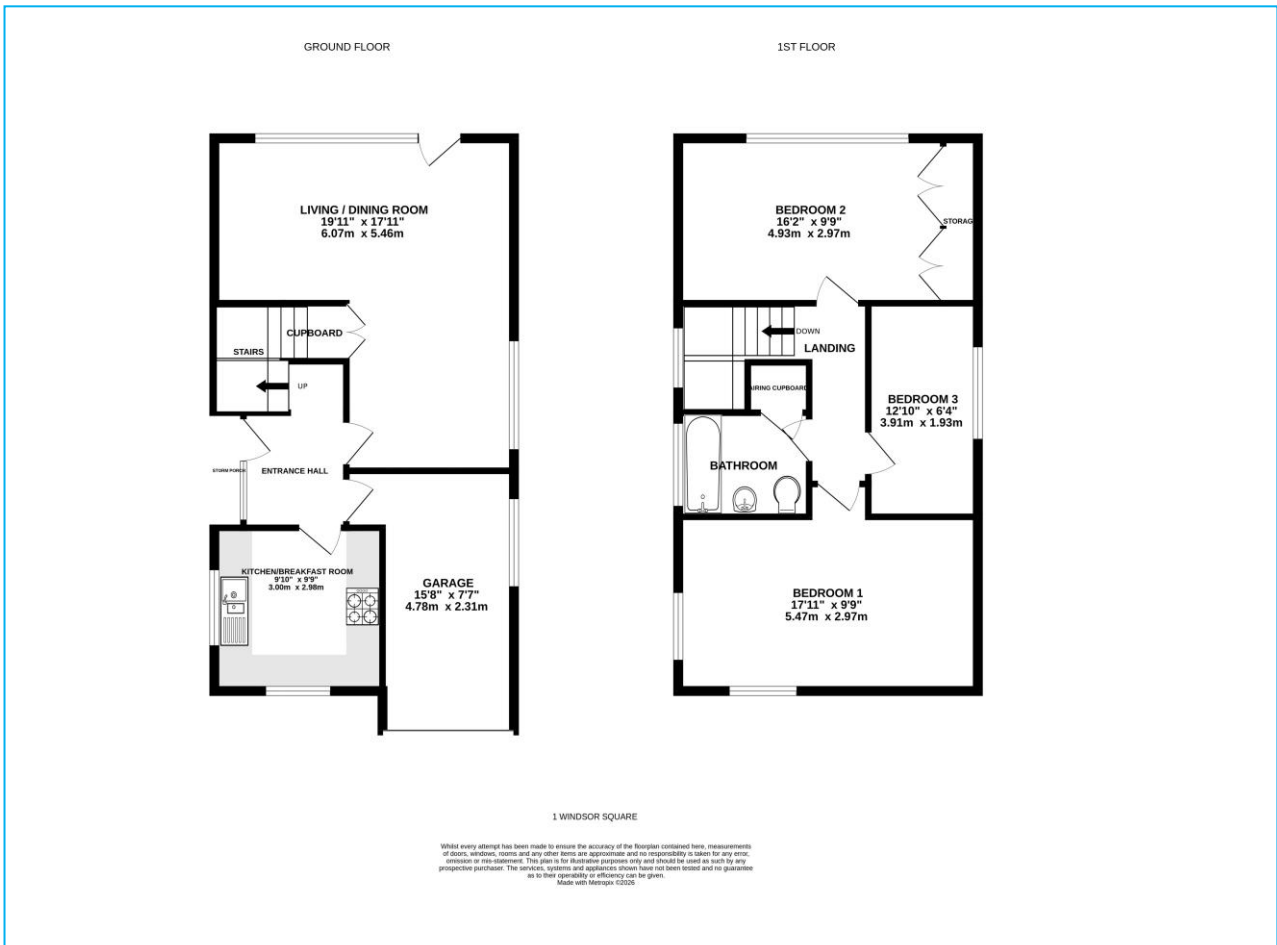
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

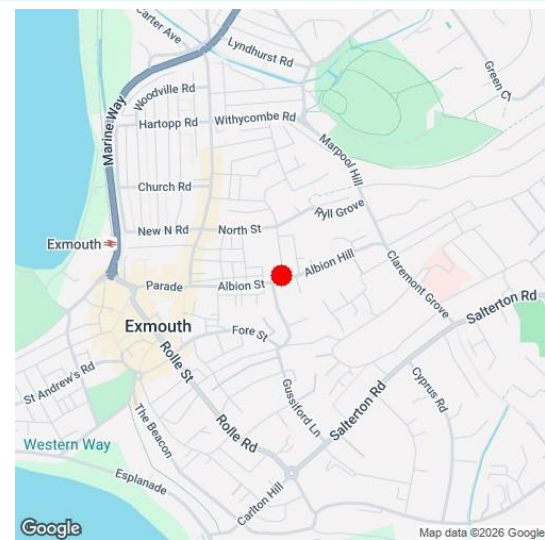




Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand, turning right at the roundabout into The Parade. Proceed into Exeter Road and turn right at the Library into North Street. At the top of this road, turn right into Windsor Square and continue along this road where the property will be found on the right hand side clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	67
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.