

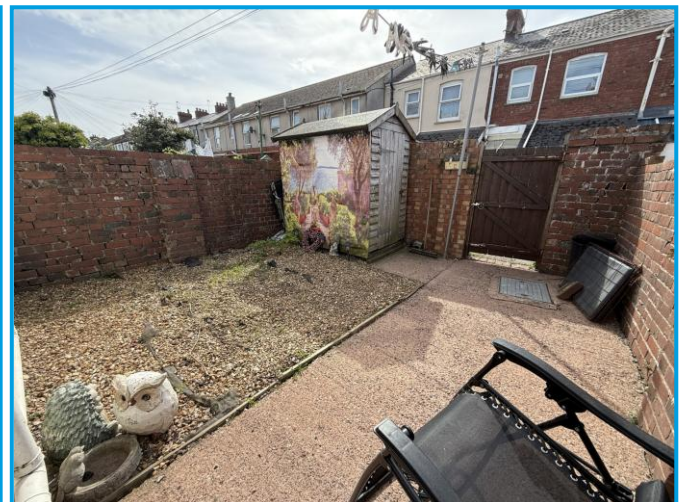
01395 222350

LINKS
ESTATE AGENTS

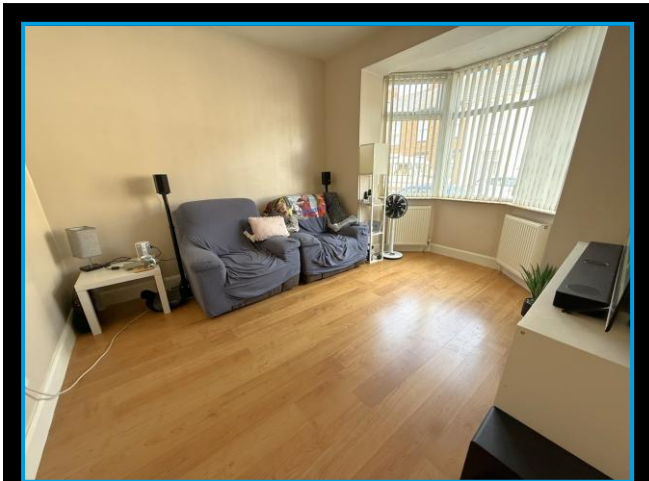
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Guide Price £250,000

71 Rosebery Road, Exmouth, EX8 1SQ



- 2 Double Bedroom Mid Terrace Property • Centrally Located - Walking Distance To Town & Train Station • Gas Centrally Heated & uPVC Double Glazed • Bay Fronted Living Room • Dining With Open Aspect To Kitchen • Bedroom 1 With En-Suite WC. Separate Bathroom • Enclosed Rear Garden • No Onward Chain



Part obscure glazed front entrance door, leading to:

Ground Floor

Entrance Vestibule

Laminate flooring. High level electric trip switch switch fuse and meter box. Part obscure glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Laminate flooring. Smoke alarm. Radiator. Doors leading to the dining room and:

Living Room 13'9" (4.19m) x 11'4" (3.45m)

Walk in bay window to front. 2 x Radiators. Laminate flooring.

Dining Room 14'10" (4.52m) x 10'1" (3.07m)

Good size room, that has French doors leading out to the rear garden. 2 x Radiators Laminate flooring. Some floor standing and wall mounted cupboard and drawer storage and cupboard units. Open to:

Kitchen 9'9" (2.97m) x 7'10" (2.39m)

A dual aspect room with windows to the rear and a window to the side. Good range of floor standing and wall mounted cupboard and drawer storage units with rolled edged work surfaces and tiled splash backs above. Built in four ring gas hob with an extractor hood above. Built in, eye level, double electric oven and grill. Concealed gas fired combi boiler that supplies the gas central heating and domestic hot water. Space and plumbing for a washing machine and dishwasher. Additional space for tumble dryer if required. Inset ceiling lights. Inset stainless steel single sink and drainer unit with mixer tap above. Laminate flooring.

First Floor

Landing

Access to an insulated loft space via a trapdoor and ladder. Useful airing cupboard with slatted shelving and small radiator. Smoke alarm. Doors leading to:

Bedroom 1 14'10" (4.52m) x 10'3" (3.12m)

Window to front. Radiator. Door leading to:

En-Suite WC

Low level WC (sani flow system). Wall mounted wash hand basin with storage below and tiled splash backs above. Extractor fan. Inset ceiling lights.

Bedroom 2 10'1" (3.07m) x 8'9" (2.67m)

Window to rear. Radiator. Useful storage cupboard.

Bathroom

Obscure glazed window rear. Fitted white suite comprising of a panelled bath that has an electric shower, a folding splash screen and splash backs to ceiling height. Low-level concealed cistern WC. Wash hand basin with storage cupboards beneath and tiled splash backs above. Heated towel rail. Laminate flooring. Inset ceiling lights. Extractor fan.

Externally

Front Garden

Small area of garden to the front of the property. Pathway leading to the front entrance door. Small walled boundaries.

Rear Garden

The rear of the property is a fully enclosed and easy to maintain garden that is predominantly laid to a hardstanding and incorporates an area of shingle. Outside water tap. Walled





boundaries. Rear pedestrian access via a timber garden gate to the rear. Small timber storage shed.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B.

Mortgage Assistance

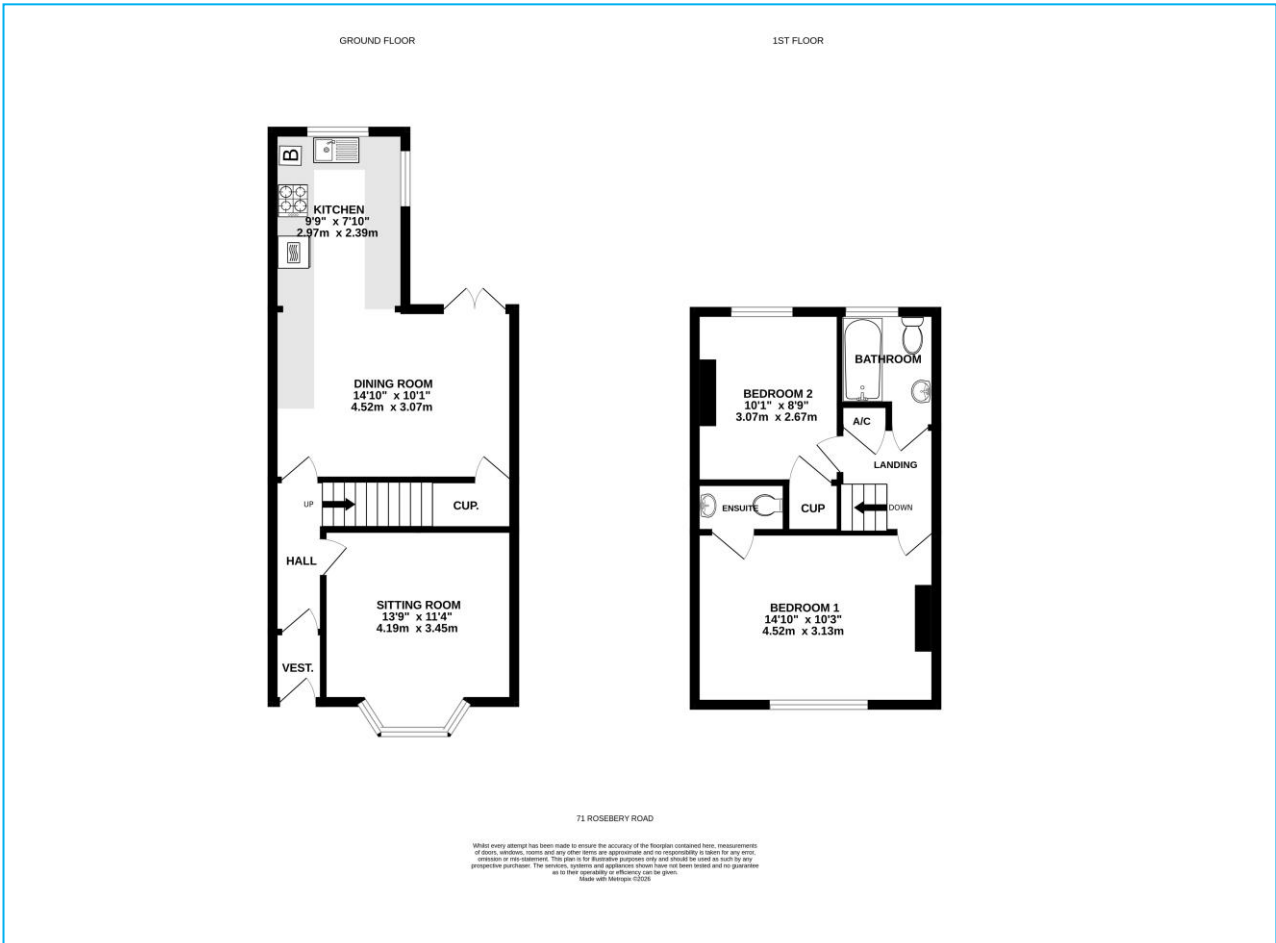
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

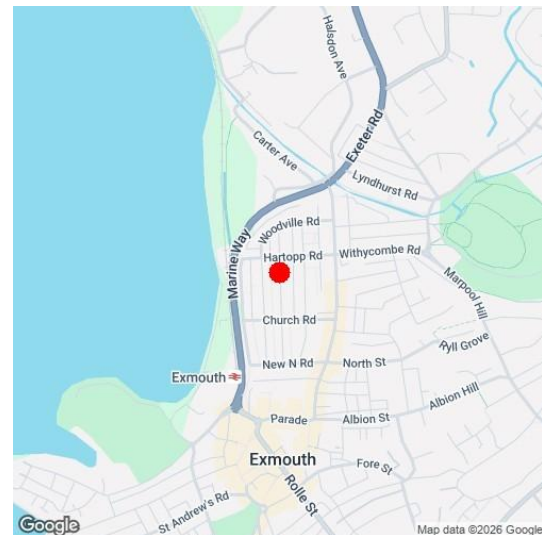
Please notes, these are draft particulars and they are awaiting vendors verifications



Directions

From our prominent Town Centre office, proceed onto Rolle Street towards The Strand and at the mini roundabout, turn right onto The Parade. Proceed along the Parade and into Exeter Road. Take the 4th left hand turning into Church Road and 2nd right into Rosebery Road. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
(92-101) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	71
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.