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LINKS
ESTATE AGENTS

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Guide Price £299,950
18 Park Road, Exmouth, EX8 1TN



- Bay Fronted 3 - 4 Bedroom Terraced House • Level Walk To Town, Train Station, Seafront & Schools
- Detached Double Garage To Rear • Gas Central Heating & Double Glazing • Living Room, Reception Room / Bedroom 4 • Kitchen / Dining Room, Ground Floor Bathroom • 3 First Floor Bedrooms & Cloakroom • Courtyard Garden, NO ONWARD CHAIN



Accommodation

Ground Floor

uPVC double glazed front entrance door leading to:

Entrance Porch

Half glazed door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard that houses the electric meter, gas meter and trip switch fuse box. Radiator. Smoke alarm. Doors leading to reception room / bedroom 4, kitchen / dining room and:

Living Room 14'7" (4.45m) Into Bay x 11'6" (3.51m)

Walk - in uPVC double glazed bay window to front. Fitted coal effect gas fire with a marble hearth and a wooden mantle with surround. Radiator. Picture rail.

Reception Room / Bedroom 4 11'2" (3.4m) x 9'3" (2.82m)

Window to kitchen / dining room. Radiator.

Kitchen / Dining Room 14'9" (4.5m) x 13'1" (3.99m)

uPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent. Range of cupboard and drawer storage units with work surfaces. Stainless steel single sink and drainer unit. Gas and electric cooker points. Space and plumbing for washing machine. Space for fridge / freezer etc. Ample space for dining table and chairs. Radiator. Door leading to:

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment, tiling to ceiling height. Pedestal wash hand basin. Cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water.

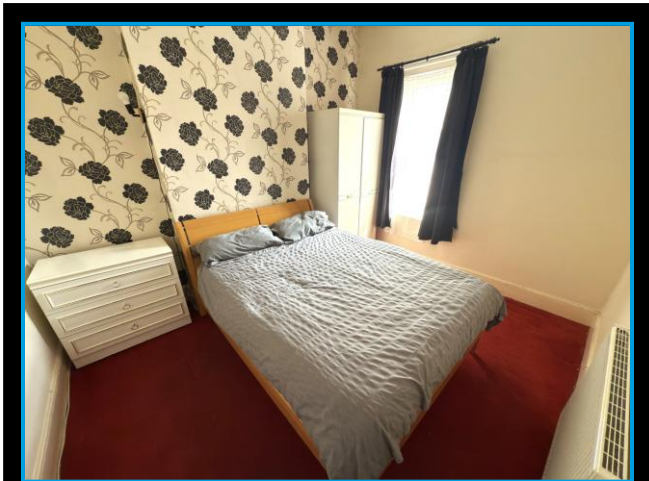
First Floor

Landing

Access to loft storage space that, subject to the correct planning permissions, could be converted to provide further living accommodation. uPVC double glazed window to side. Smoke alarm. Doors leading to:

Bedroom 1 15'2" (4.62m) x 14'7" (4.45m) Into Bay

uPVC double glazed walk - in bay window to front and further uPVC double glazed window to front. Radiator.



Bedroom 2 11'2" (3.4m) x 9'5" (2.87m)
uPVC double glazed window to rear. Radiator.

Bedroom 3 11'6" (3.51m) Into Bay x 7'11" (2.41m)
Walk - in uPVC double glazed bay window to rear.
Radiator.

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin. Radiator.

Externally

Front Garden

There is a small area of paved Front Garden with pathway to front entrance door and low brick wall boundaries.

Rear Garden

The property has a good sized, enclosed and easy to maintain Courtyard garden. Laid to flagsone patio, this is an ideal space for outdoor dining and sitting during the fine weather. Outside water tap. Brick wall boundaries. To the rear of the garden is:

Double Garage 17'4" (5.28m) x 15'5" (4.7m)

Up and over door to front and personal door adjacent, both leading to Park Lane. Further personal door leading to rear garden with uPVC double glaze window adjacent. Power and light connected.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band C

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

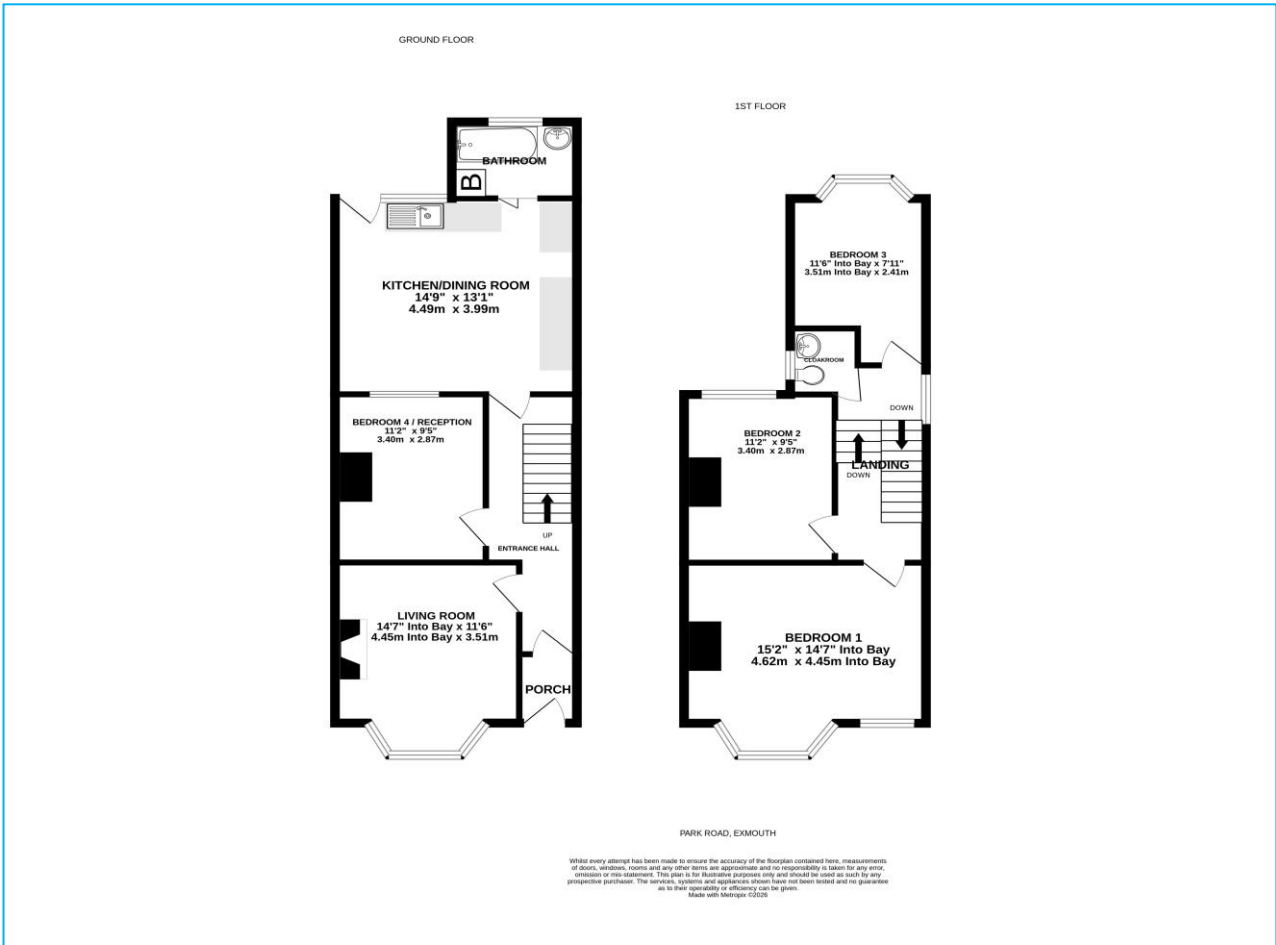
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

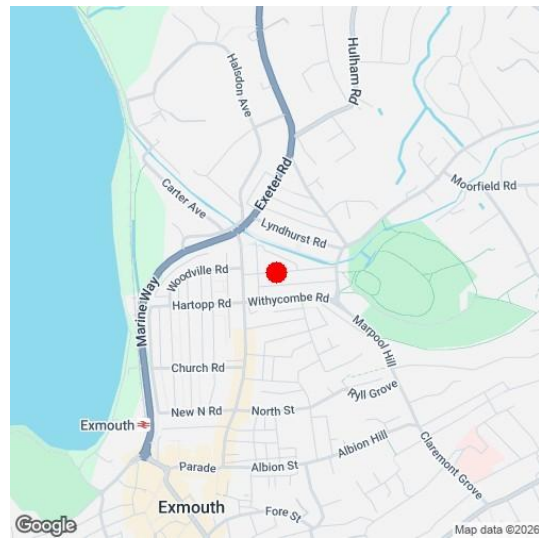




Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand Gardens, turning right at the roundabout onto The Parade. Continue onto Exeter Road. After passing the Park Hotel, take the second right into Park Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>More energy efficient - lower running costs</small>	
<small>(92-100) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
69	80
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	



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.