

**Guide Price £235,000**

**148 Withycombe Village Road, Exmouth, EX8 3BA**



- Very Well Presented And Modernised 2 Double Bedroom Cottage • Close To Local Amenities, Phear Park And A Short Walk To The Town • Living Room & Separate Dining Room • Modern Kitchen With Oven & Hob • Utility Room • Downstairs Bathroom/WC And First Floor Ensuite Shower Room/WC • Double Glazing And Gas Central Heating • Rear Patio Style Garden



## Accommodation

### Ground Floor

Double glazed entrance door to:

### Hallway

Stairs to first floor. Radiator. Doors To:

### Dining Room 11'0" (3.35m) Max x 9'4" (2.84m)

Double glazed window to the front. Radiator. Shelving to the side chimney recesses.

### Living Room 15'5" (4.7m) Max x 12'6" (3.81m)

Double glazed patio door with side window leading to the rear garden. Radiator. Built-in cupboard under stairs. Opening to:

### Kitchen 7'11" (2.41m) x 7'0" (2.13m)

Double glazed window to the side. Fitted with a modern range of base cupboard and drawer units. Eye level units. Work top surfaces. Inset one and a half bowl sink unit. Integrated 4 ring electric hob and oven. Space for fridge/freezer. Opening to:

### Utility Room 7'0" (2.13m) x 3'4" (1.02m)

Double glazed window to the side. Space and plumbing for washing machine with worktop over. Door to:

### Bathroom/WC

Double glazed window to the side. Modern white suite comprising panelled shower bath with shower over. Glazed shower screen. Tiled splash back. Pedestal wash hand basin. Close-coupled WC. Heated towel rail. Extractor fan.

## First Floor

### Landing

Hatch to roof space. Doors to:

### Bedroom1 14'11" (4.55m) Max x 9'8" (2.95m)

Double glazed window to the rear. Radiator. Built-in cupboard. Door to:

### Ensuite Shower Room/WC

Built-in tiled shower cubicle. Glazed shower screen. Built-in shower. Wash hand basin. Tiled splash back. Close-coupled WC. Extractor fan.

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

Double glazed window to the front. Radiator. High level cupboard.

### Externally

To the rear of the property is a private enclosed courtyard style garden that backs onto the Withercombe Brook. Outside lighting. Flower and shrub border.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax band B



### Mortgage Assistance

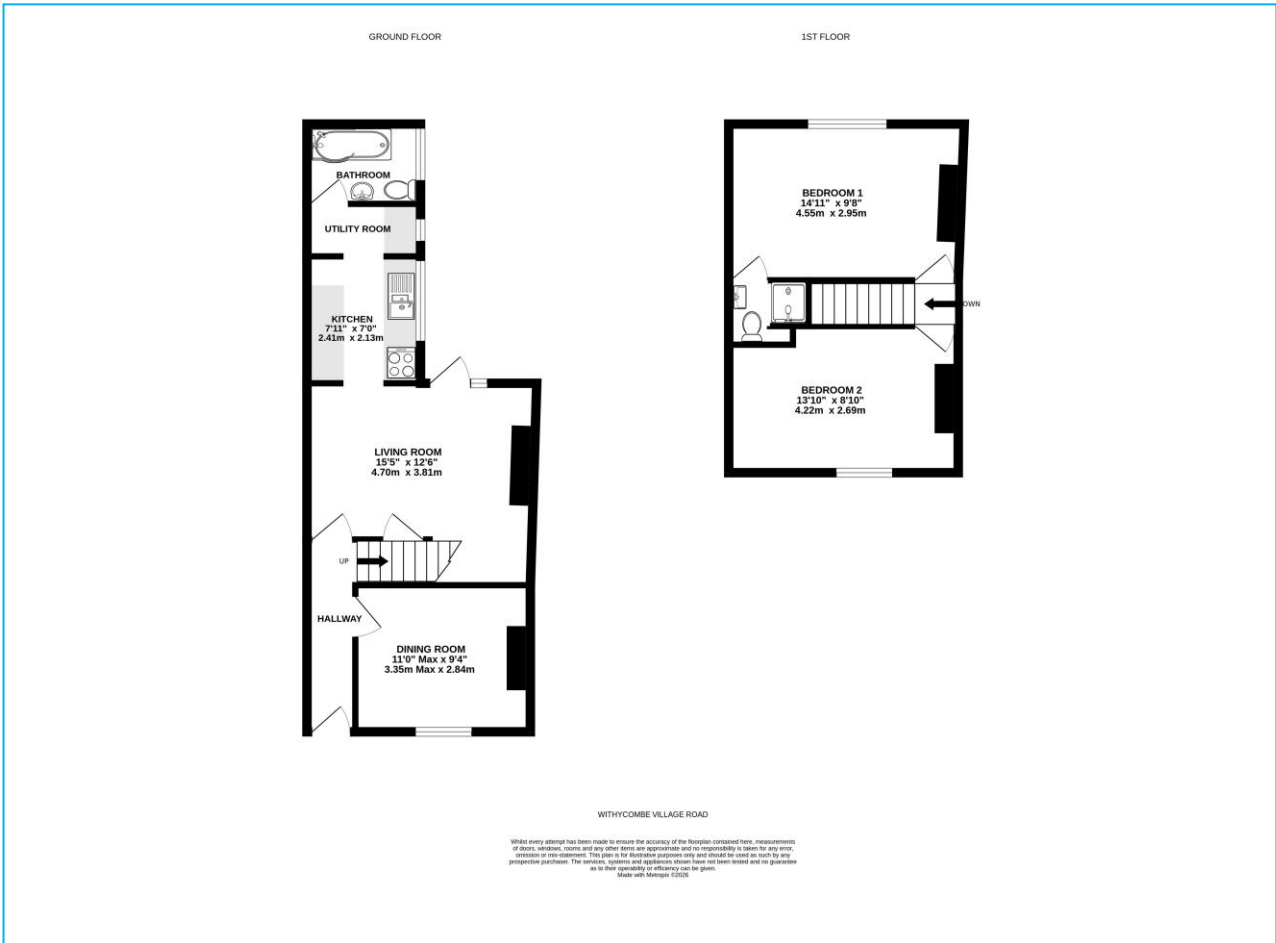
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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### Agents Note

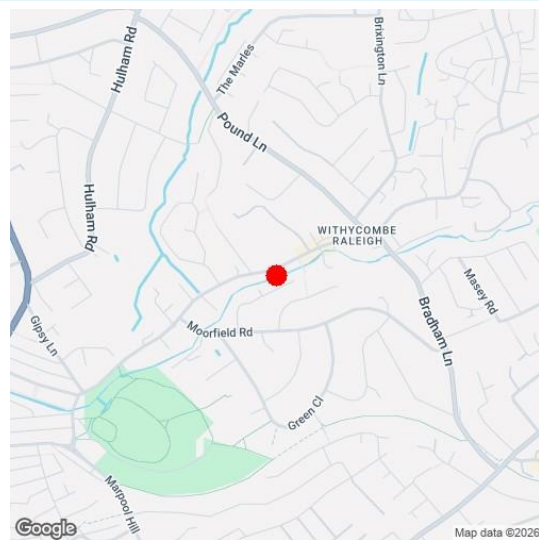
Please note these are draft particulars and are awaiting vendors verification.



**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. Continue along the road where the property will be found on the right hand side (Opposite the primary school) clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
58	83
Not energy efficient - higher running costs	
England & Wales E.U. Directive 2002/91/EC	



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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.