

01395 222350

LINKS
ESTATE AGENTS

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Guide Price £320,000
4 Park Road, Exmouth, EX8 1TN



• Spacious 3 Bedroom Mid Terrace Family Home • Close To Town, Train Station, Schools & Parks • Gas Centrally Heated & Part uPVC Double Glazed • 2 Reception Rooms, Kitchen / Breakfast Room • Utility and Ground Floor Shower Room • 3 First Floor Bedrooms, Bathroom, WC & Access To Useful Attic Room • Enclosed Southerly Facing Rear Garden With Scope To Create Parking • No Onward Chain. Internal Viewing Advised



Step leading up to a composite front entrance door with an obscure glazed inset window and matching window above leading to:

Ground Floor

Entrance Vestibule

Tiled flooring. Dado rail. Wall mounted coat hooks. High level electric trip switch fuse box and meter box. Obscure glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Useful storage recess with gas meter. Radiator. Smoke alarm. Doors leading to kitchen/breakfast room, dining room and:

Living Room 15'5" (4.7m) x 14'1" (4.29m)

Good size room with a large, walk in sash bay window to front. Focal point of an electric fire with a fireplace surround and mantle. Picture rail. Ornate coving. Radiator.

Dining Room 12'8" (3.86m) x 11'1" (3.38m)

uPVC double glazed window to rear. Radiator. Focal point of a fireplace feature with tiled back and hearth and a wooden surround.

Kitchen / Breakfast Room 15'6" (4.72m) x 10'0" (3.05m)

Two single glazed windows to the side. Floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Built in four ring gas hob with an electric oven below. Stainless steel single sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine. Radiator. Exposed brick wall. Inset ceiling lights. Heat detector. Door leading to:

Utility Room 10'2" (3.1m) x 8'3" (2.51m)

Single glazed window to side and full glazed uPVC double glazed door leading out to the rear garden. Space and plumbing for a washing machine. Wall mounted gas fired combination boiler. Fitted "Butler" style sink with taps and splash backs above. Heat detector. Door leading to:

Shower Room

Obscure uPVC double glazed window to rear. Fitted white suite comprising of a walk in shower cubicle that has a folding splash screen door, tiled splash backs to ceiling height and a thermostatically controlled shower. Low level WC. Wall mounted wash hand basin with tiled splash backs above. Radiator. Extractor fan.

First Floor

Landing

Obscure glazed sash window to side. Smoke alarm. Access to useful storage cupboard. Doors leading to all bedrooms, WC, bathroom and access to a staircase leading to a useful attic room.

Bedroom 1 19'0" (5.79m) x 14'2" (4.32m)

A spacious room that has a large walk in sash bay window to front and a further sash window to the front. 2 x Radiator. Picture rail. Ornate coved ceiling. Heat detector. Focal point of a fireplace feature.

Bedroom 2 12'9" (3.89m) x 7'9" (2.36m)

UPVC double glazed window to the rear. Radiator. Picture rail. Heat detector. Useful walk in under stair storage cupboard.



Bedroom 3 11'9" (3.58m) x 10'0" (3.05m)

uPVC double glazed window to rear. Radiator. Heat detector. Focal point of a fireplace feature.

Bathroom

Obscure glazed window to side. White suite comprising of a panelled bath with tiled splash backs and an electric shower above. Pedestal wash hand basin. Radiator. Extractor fan.

Separate WC

Single glazed window to side. Low level WC.

Second Floor

Attic Room 17'8" (5.38m) x 10'9" (3.28m)

2 x Velux windows to rear. Smoke alarm. Heat detector. Radiator. Access to eaves storage to both sides.



Externally

Front Of Property

To the front of the property is a small area of garden that is easy to maintain, being laid to shingle with a small area for shrubs. Brick wall boundaries. Pathway leading to the front door.

Rear Garden

To the rear of property is a fully enclosed and southerly facing rear garden, that has scope to create parking or a garage (if desired) subject to the usual planning consents. The garden has a raised decked patio area and a further paved patio area, alongside a further decked area. An area of shingle to one side of the garden. Outside lighting. Brick walled boundaries. Timber pedestrian gate to the rear provides access to a rear vehicle service lane.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band C.

Mortgage Assistance

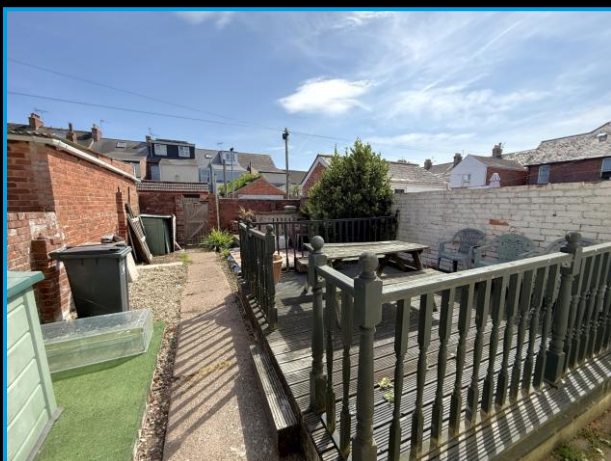
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

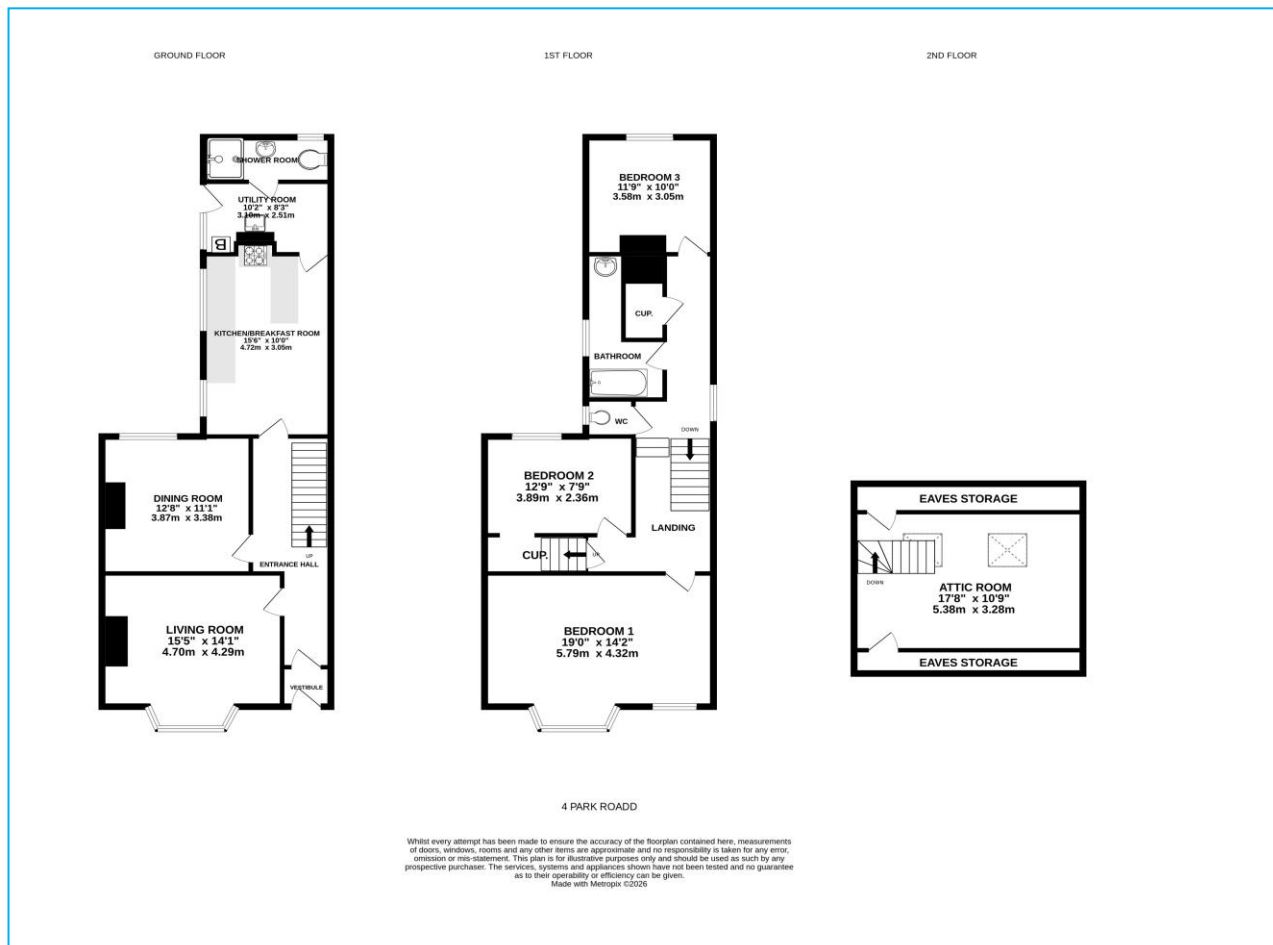
Please note, these are draft particulars and they are awaiting vendors verification



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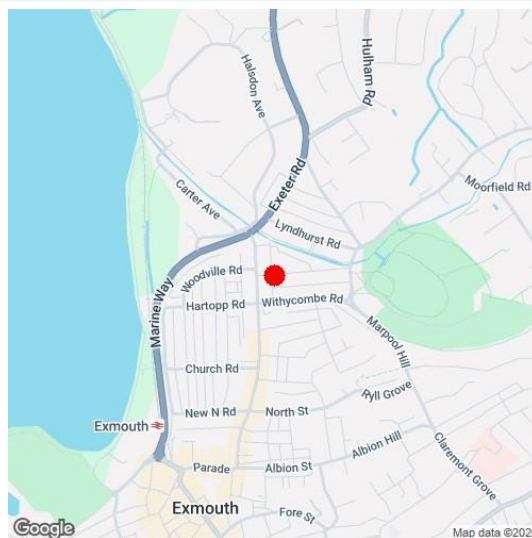
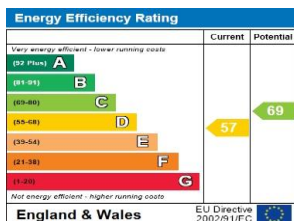
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Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand Gardens, turning right at the roundabout onto The Parade. Continue into 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.



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.

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