

Guide Price £195,000
6 Parthia Place, Exmouth, EX8 4RN



- Modern 2 Bedroom End Terrace House • Good Size Gardens For The Area • Lounge/Dining Room • Modern Kitchen • Bathroom/WC • Gas Central Heating And Double Glazing
- Cul-De-Sac Position • Ideal First Time Buy or Investment - NO ONWARD CHAIN



Accommodation

Ground Floor

Canopy porch. Courtesy light. Composite entrance door to:

Lobby

Stairs to first floor. Radiator. Opening to:

Lounge/Dining room 23'4" (7.11m) x 10'6" (3.2m)

narrowing to 6'7 (2.01m) in the dining area. Double glazing window to the front. 2 Radiators. Built-in cupboard under stairs. Double glazed door to the rear garden. Opening to:

Kitchen 8'10" (2.69m) x 6'10" (2.08m)

Double glazed window to the rear. Range of base cupboard and drawer units. Eye level units, Roll edge work top surface. Single drainer sink unit. Tiled splash back. Space for cooker. Plumbing for washing machine. Plumbing for slimline dishwasher. Space for fridge/freezer.

First Floor

Landing

Hatch to boarded roof space with light and housing gas fired combination boiler supplying domestic hot water and central heating. Doors to:

Bedroom 1 9'1" (2.77m) x 11'9" (3.58m) To Wardrobe

Double glazed window to the front. Built-in wardrobe and storage. Radiator.

Bedroom 2 13'10" (4.22m) x 8'8" (2.64m) Max

Double glazed windows to the rear and side. Radiator.

Bathroom/WC

Double glazed window to the rear. White suite comprising panelled bath. Shower mixer tap. Vanity wash hand basin. Cupboard below. WC with concealed cistern. Heated towel rail. Tiled splash backs.

Externally

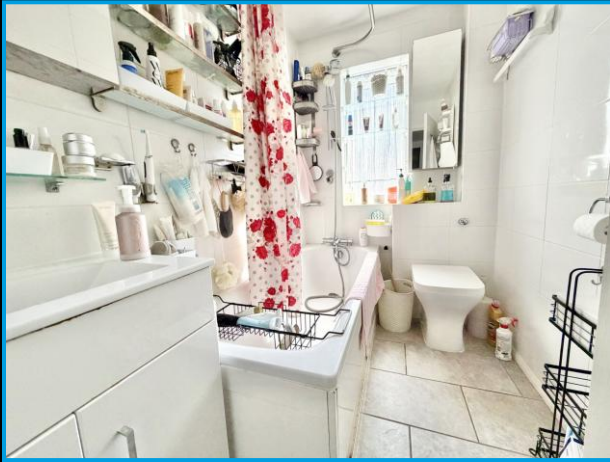
The property offers a generous garden for the area which wraps around the front, side and rear of the property with a gate providing pedestrian access to the front. Adjoining the rear is a patio with a pergola style sitting area with steps up to a further paved patio with a raised bed. Good size timber storage shed. Areas of grass and faux lawn. A paved area runs down the side of the property with a timber shed and leads to the front garden which has a further timber shed and deck area. Outside water tap and lighting.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B



Mortgage Assistance

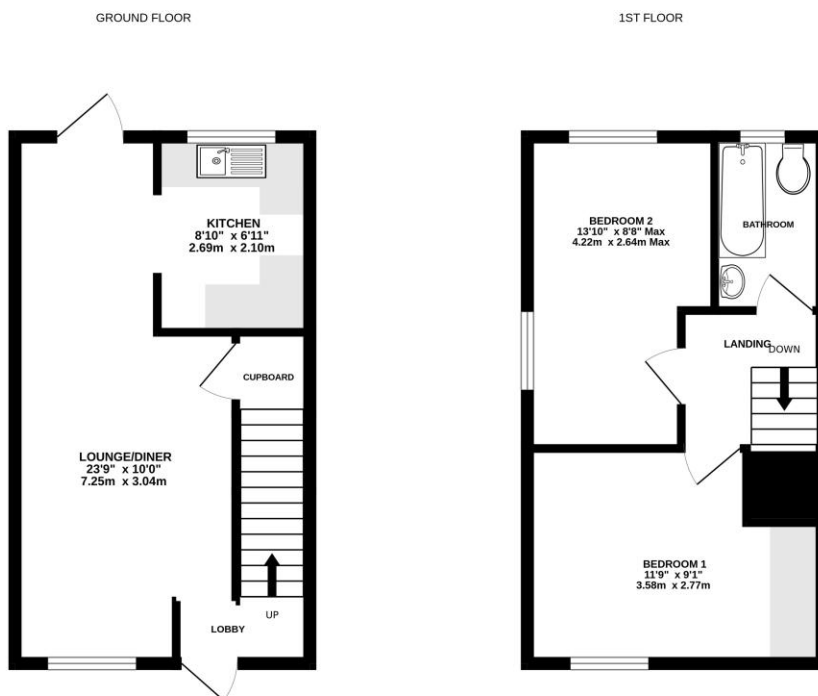
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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.

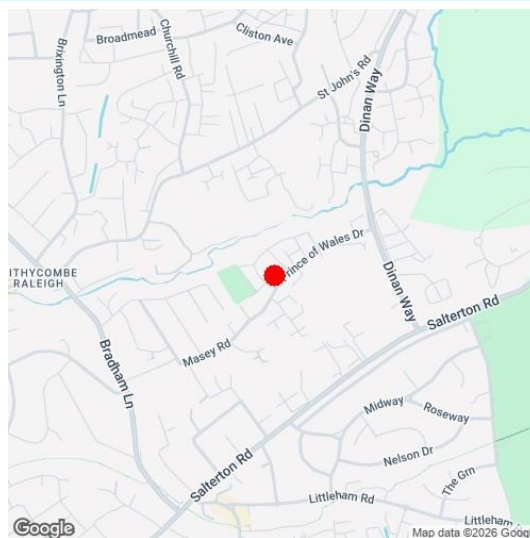
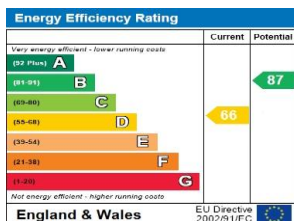


PARTHIA PLACE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Prominent Town Centre office, proceed along Salterton Road. After passing Tesco and Lidl, turn left onto Dinan Way. Then take a left hand turning onto Prince Of Wales Drive and second right into Dukes Crescent. Turn right into Parthia Place where the property can be found on the right hand side clearly identified by our For Sale Board.



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.