



Guide Price £210,000
5 New Street, Exmouth, Devon, EX8 1RT



An attractive terrace house in a sought after town centre location.

Sitting room /Bedroom 3

Separate Spacious Dining room.

Modern kitchen with a built-in oven and hob

Modern ground floor Bathroom/WC

2 Well proportioned first floor Bedrooms

Gas Central Heating and UPVC Double Glazing

Enclosed sunny aspect rear courtyard

NO CHAIN

WORTH VIEWING BECAUSE...

An attractive 2 bedroom older terraced house in a great location convenient for the town centre, train station, bus routes and the seafront.

IN MORE DETAIL...

An attractive terrace house in a tucked away town centre location. The accommodation is surprisingly spacious and versatile.

On the ground floor a reception hall provides access to the sitting room /bedroom 3 and a generous size dining room with stairs rising to the first floor. A door then leads to a modern kitchen with a fan-assisted oven and a ceramic hob. Leading off the kitchen is a small lobby and utility cupboard with doors leading out to the rear courtyard and a bathroom/WC having a shower over the bath. On the first floor there are two well-proportioned bedrooms. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. Externally to the rear of the property is a small-enclosed sunny-aspect courtyard. Offered for sale with no onward chain and with the potential for an early completion. We strongly recommend a viewing appointment.

BEAR IN MIND...

This is an excellent opportunity to purchase a surprisingly spacious older terrace house in the town centre that is also convenient for the seafront, schools, train station and other amenities. The property is situated in a residents' parking area.

For more information and viewing arrangements, please call the selling agents Hall and Scott, Exmouth office 01395 265530. exmouth@hallandscott.co.uk.

DIRECTIONAL NOTE...

Upon reaching Exmouth on the main Exeter Road (A376) proceed through the first set of traffic lights. Take the first left after the second set of traffic lights through the continuation of Exeter Road. Proceeding towards the town centre and shortly after passing Exeter Road school on your right hand side and the library on your left, turn right onto New Street. No 5 can be found a short way down on the left hand side.

ROOM SIZES

HALL

10' 2" (3.1m) x 2' 11" (0.9m):

SITTING ROOM / BEDROOM 3

11' 2" (3.4m) x 10' 0" (3.04m):

KITCHEN

8' 5" (2.56m) x 6' 5" (1.96m):

BATHROOM / WC

8' 1" (2.47m) x 5' 8" (1.72m):

BEDROOM 1

14' 6" (4.42m) x 10' 0" (3.06m):

BEDROOM 2

11' 9" (3.58m) x 11' 5" (3.47m):

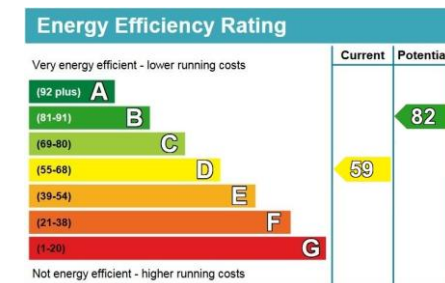
SERVICES - All main services are connected

TENURE Freehold

COUNCIL TAX-Band B £1806.53

EPC -D





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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

