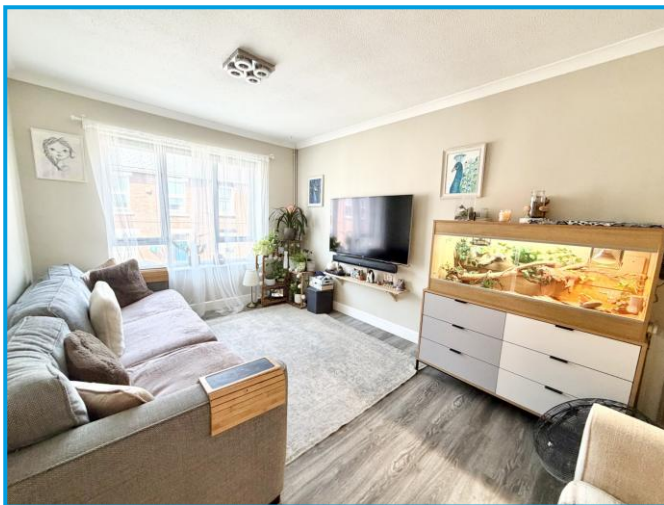


01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £262,500
6 All Saints Mews, Exmouth, EX8 1RX



- Well Presented 3 Double Bedroom Town House • Level Walk To The Town Centre, Bus And Rail Services And Exmouth Seafront • Lounge/Dining Room, Modern Kitchen With Oven And Hob • Utility Room & Bathroom/WC • Gas Central Heating And Double Glazing • Small Enclosed Courtyard Garden • Garage/Store Which Could Revert To full Size Garage • Viewing Recommended. NO ONWARD CHAIN



Accommodation

Ground Floor

Entrance door with side panel window to:

Entrance Hall

Built in cupboard. Radiator. Stairs to first floor. Doors to:

Utility Room 6'10" (2.08m) x 6'6" (1.98m)

Work top surface with plumbing for washing machine and space for tumble dryer below. Door to rear courtyard.

Bedroom 3 12'2" (3.71m) x 9'0" (2.74m)

Converted from the original garage. Double glazed window to the rear. Built in cupboard housing Worcester gas fired combi boiler supplying the domestic hot water and central heating. Radiator.

First Floor

Landing

Split level. Double glazed window to the rear. Radiator. Doors to:

Lounge/Dining Room 15'1" (4.6m) x 9'6" (2.9m)

A spacious room with double glazed window to the front. TV aerial point. Telephone point.

Kitchen 8'11" (2.72m) x 6'6" (1.98m)

Double glazed window to the front. Range of base cupboard and drawer units. Wall mounted units. Ceramic sink unit with wooden work top surfaces with upstands. Integrated Smeg electric oven. Inset 4 ring gas hob. Concealed cooker hood over. Space for fridge/freezer. Space and plumbing for a washing machine.

Bathroom/WC

Double glazed window to the rear. Panelled bath with glazed shower screen and shower mixer tap. Pedestal wash hand basing. Mirror fronted cupboard with light and shaver point over. Close-coupled WC. Radiator. Built in storage cupboard. Tiled splash backs.

Second Floor

Landing

Split level. Double glazed skylight window. Hatch to roof space. Doors to:

Bedroom 1 16'4" (4.98m) x 9'6" (2.9m)

Double glazed window to the front. Radiator. Built in cupboard.

Bedroom 2 10'7" (3.23m) x 9'7" (2.92m)

Double glazed skylight window. Radiator.

Externally

To the rear of the property is a small enclosed courtyard garden with some views of All Saints Church. Outside light. Water tap.



Garage/Store

With up and over door. Power and light. Currently forming a small front store and the ground floor bedroom 3 which could be reverted to form the original full size garage.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax band C

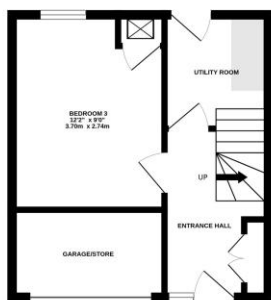
Mortgage Assistance

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

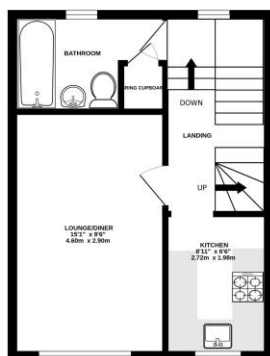
Your home may be repossessed if you do not keep up repayments on your mortgage

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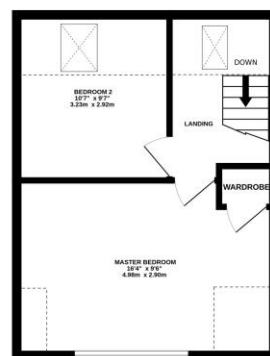
GROUND FLOOR



1ST FLOOR



2ND FLOOR



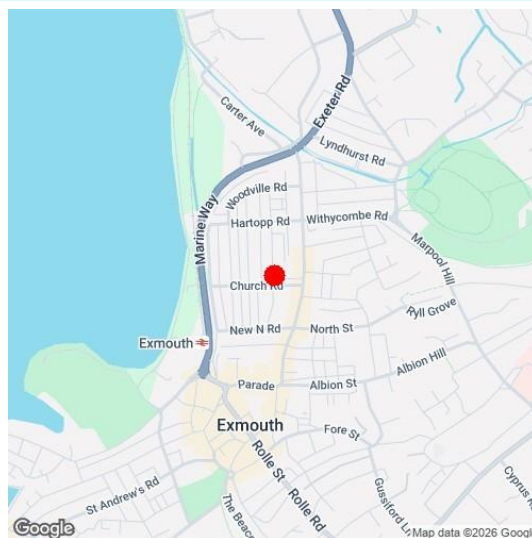
ALL SAINTS MEWS

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 into Exeter Road. Take the 4th turning on the left into Church Road and first right into Egremont Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

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



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.