

26, New Street

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Exmouth, Devon EX8 1RT

Exmouth train station (0.6 miles), Exmouth seafront (1 mile), (Exeter centre (11.6 miles)

Located in the centre of the town, a well presented 3 bedroom terrace period house with loft room and courtyard garden.

- Central location a short walk to the town centre
- Excellent access to the train station and close to the sea front
- Close to Exeter Road Primary school
- Spacious living accommodation
- Modern kitchen and bathroom
- Courtyard garden
- 3 bedrooms
- Loft room/occasional bedroom
- EPC: D
- Council tax band B

Guide Price £235,000

SITUATION

New Street is a no through road minutes walk from the centre of Exmouth and not far from the seafront. Nearby is the popular marina with its array of highly rated restaurants and cafés, and the town centre's shops and amenities, including the leisure centre and cinema. Excellent transport links are available via the nearby train station, bus station and cycle path, as well as road connections to Exeter and beyond. The area is well served by a good selection of primary, secondary and private schools, as well as recreational facilities, making it ideal for families and those seeking a coastal lifestyle.







ACCOMODATION

The front door opens into an entrance hall with a staircase rising to the first floor and on the left a door into a spacious dining room with a window to the garden and an opening into a sitting room with a wood burner set in an exposed brick fireplace and a window looks to the front. The hall continues to a modern kitchen fitted with a range of base, wall and drawer units with a free standing gas cooker and spaces for a fridge/freezer, washing machine, tumble dryer and dish washer. Windows and a door look into the courtyard garden.
On the first floor a landing gives access to 3 bedrooms, two double and a single and a well appointed family bathroom fitted with a feature hand wash basin, panel bath, low-level W.C, heated towel rail and a separate shower cubicle with rain water shower head.
Stairs rise to a loft room currently used as an occasional bedroom with a velux window and doors to eaves storage.

OUTSIDE

To the front is on street parking and to the rear is a recently decorated courtyard garden providing an attractive area for outside dining.

SERVICES

Utilities: Mains electric, gas, drainage and water.
Heating: Radiators from a gas boiler.
Tenure: Freehold
Current Council: B
Standard, ultrafast and superfast broadband available.
EE, 0s and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What Three Words: ///defeat.later.dishes

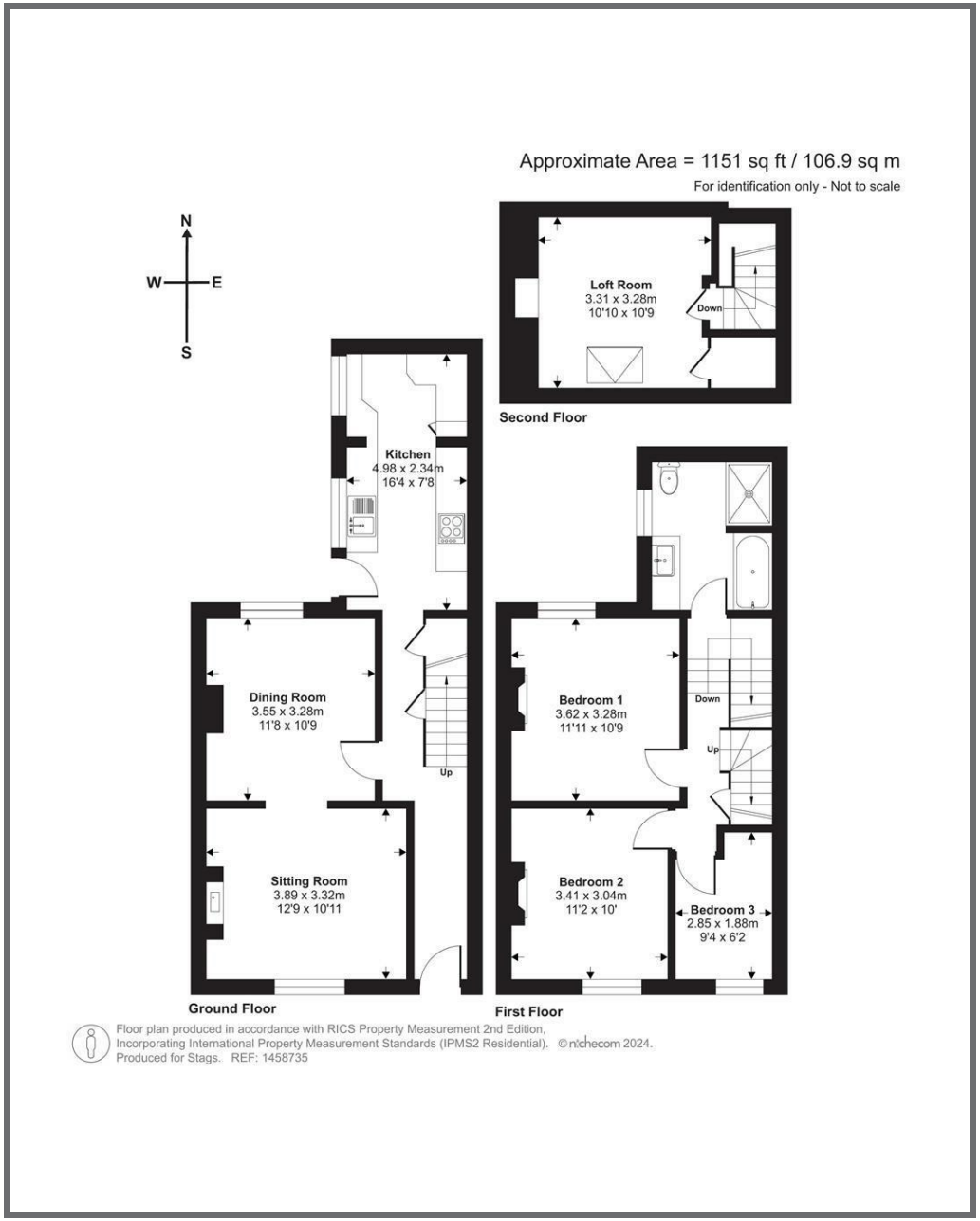




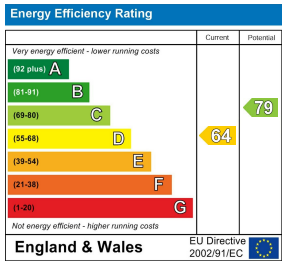


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STAGS



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