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19c Park Road, Exmouth, EX8 1TN

GUIDE PRICE
£249,950
TENURE Freehold



A Modern Three Bedroom Mid Terrace House Ideally Located Close To Amenities, Schools And Within Walking Distance Of The Town Centre And Train Station

Reception Hall * Ground Floor Cloakroom * Kitchen * Lounge/Dining Room
Three First Floor Bedrooms * Shower Room/Wc * Gas Central Heating
Double Glazing * Offered For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Entrance canopy with uPVC front door with arch double glazed patterned window inset to:

RECEPTION HALL: Radiator, staircase rising to first floor landing, electric consumer unit.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback, WC, tiled floor, uPVC double glazed window with patterned glass.

KITCHEN: 3.2m x 2.11m (10'6" x 6'11") Fitted with patterned worktops with tiled surrounds, cupboards, drawer units, appliance space and plumbing for automatic washing machine beneath worktops, inset one and a half bowl single drainer sink unit with mixer tap, inset four ring gas hob with built-in oven below, wall-mounted cupboards incorporating one glass fronted display unit, wall-mounted Worcester gas boiler for hot water and central heating, uPVC double glazed window to front aspect.

LOUNGE/DINING ROOM: 4.11m x 3.96m (13'6" x 13'0") Wood laminate flooring, TV point, radiator, access to understairs storage cupboard, radiator, uPVC double glazed window to rear aspect, uPVC double glazed double doors opening onto the rear garden.

FIRST FLOOR LANDING: With access to roof space, airing cupboard over stairwell recess with slatted shelving and water cylinder.

BEDROOM 1: 3.99m x 2.46m (13'1" x 8'1") With fitted wardrobe and shelving unit, radiator, dado rail, uPVC double glazed window to front aspect.

BEDROOM 2: 2.97m x 2.03m (9'9" x 6'8") uPVC double glazed window to rear aspect, radiator, TV point.

BEDROOM 3: 1.98m x 1.83m (6'6" x 6'0") With radiator, uPVC double glazed window to rear aspect.

SHOWER ROOM/WC: 2.11m x 1.8m (6'11" x 5'11") With shower cubicle with sliding shower splash screen doors, Mira shower unit in tiled cubicle, pedestal wash hand basin with splashback wall, WC, radiator, ceiling extractor fan, tiled flooring.

OUTSIDE: To the front of the property is a decorative stone garden enclosure with covered dustbin store and meter cupboards. The rear garden is enclosed enjoying a block paved terrace providing a low maintenance garden with **TIMBER GARDEN SHED** and rear pedestrian gate into Bridge Road.

FLOOR PLAN:

