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11 Waverley Road, Exmouth, EX8 3HL

OFFERS OVER  
**£290,000**  
TENURE Freehold



**A Spacious Bay Fronted Period Terraced House Enjoying A Convenient Location Close To Schools, Phear Park And Town Centre**

Entrance Vestibule And Hallway \* Lounge \* Sitting Room \* Dining Room  
Kitchen \* Ground Floor Wc \* Two First Floor Double Bedrooms \* Spacious  
Bathroom Suite \* Useful Attic Room \* Enclosed Rear Garden \* Gas Central  
Heating \* Double Glazed Windows \* No Onward Chain



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**THE ACCOMMODATION COMPRISES:** uPVC front door with patterned double glazed window inset to:

**ENTRANCE VESTIBULE:** With feature mosaic tiled floor, dado rail, inner solid wood door with glazed panel and window inset to:

**RECEPTION HALL:** Wood flooring, radiator housed in feature radiator cover, stairs rising to first floor landing with useful understairs storage cupboard beneath, dado rail.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal wash hand basin, WC with concealed cistern and push button flush, wall mounted medicine cabinet with light shaver socket over.

**LOUNGE:** 4.67m x 3.51m (15'4" x 11'6") measurement into wall recess. Double glazed bay window overlooking the front aspect. A bright room with wood flooring, fire surround with pebble-effect electric living flame fire, fitted dresser style unit in one wall recess, radiator, TV point, cornice ceiling.

**SITTING ROOM:** 3.73m x 2.84m (12'3" x 9'4") Dado rail, radiator, double glazed window to rear aspect.

**DINING ROOM:** 3.18m x 2.46m (10'5" x 8'1") Radiator, dado rail, fitted cupboard, double glazed window, wood flooring, glazed panelled door to:

**KITCHEN:** 3.51m x 2.67m (11'6" x 8'9") Comprising of patterned worktops with inset single drainer sink unit with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath worktops, wall mounted cupboards, four ring gas hob with chimney style extractor hood over and built-in oven below, double glazed window to side aspect and window overlooking the rear garden, double glazed door giving access to the rear garden, radiator, tiled flooring, recessed ceiling spotlighting, space for upright fridge/freezer.

**FIRST FLOOR LANDING:** Dado rail, double glazed picture window with patterned glass, staircase rising to second floor.

**BEDROOM 1:** 4.55m x 4.57m (14'11" x 15'0") maximum measurement into wall recesses and double glazed bay window to front aspect. A bright room with additional double glazed window to front aspect, radiator, TV point, fitted wardrobe in wall recess.

**BEDROOM 2:** 3.76m x 2.87m (12'4" x 9'5") With dado rail, radiator, fitted wardrobe in wall recess, double glazed window to rear aspect.

**BATH/SHOWER ROOM/WC:** 3.86m maximum x 2.49m (12'8" x 8'2") A spacious room with bath having attractive tiled surround, corner cubicle with splashback walls, curved shower splash screens, fixed rainfall shower head hose and detachable shower head hose, vanity wash hand basin with matching tiled splashback with light shaver socket over, WC with push button flush, radiator, access to loft space, two sets of double glazed windows to side and rear aspects.

**SECOND FLOOR BOARDED ATTIC ROOM:** 5.61m x 4.24m (18'5" x 13'11") including stairwell recess. A very useful area with radiator, four velux windows to front and rear aspects, power and light connected, fitted walk-in wardrobe area.

**OUTSIDE:** To the front of the property is a small decorative stone garden enclosure with pedestrian gate and patio pathway leading to the property. To the rear is an enclosed garden with pedestrian access to service lane, patio garden, outside cold water tap and outside lighting.

**FLOOR PLAN:** To follow.



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. Made with Metropix ©2025