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59 Withycombe Road, Exmouth, EX8
1TF

GUIDE PRICE

£320,000

TENURE Freehold



A Spacious Bay Fronted Period Terrace House Enjoying A Convenient Location Close To A Range Of Amenities With Patio Rear Garden And Good Size Covered Parking Area

Reception Hall * Through Lounge/Dining Room * Open-Plan Breakfast Room And Kitchen * Garden Room * Three First Floor Bedrooms * Modern Shower Room * Separate Cloakroom/Wc * Double Glazed Windows * Gas Central Heating Via Modern Boiler * Super Family Home * No Onward Chain

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THE ACCOMMODATION COMPRISES: Composite front door with frosted window inset with matching picture window over to:

ENTRANCE VESTIBULE: Wood-effect flooring, inner door with patterned glass to:

RECEPTION HALL: Radiator housed in feature radiator cover, wood-effect flooring, electric meter and modern electric consumer unit, stairs rising to first floor landing with access to understairs storage cupboard.

OPEN-PLAN LOUNGE/DINING ROOM:

LOUNGE AREA: 4.57m x 3.48m (15'0" x 11'5") into wall recess. uPVC double glazed bay window overlooking the front aspect, wooden fire surround housing electric living flame fire, radiator, wood-effect flooring, picture rail, cornice ceiling, opening to:

DINING AREA: 3.66m x 2.84m (12'0" x 9'4") into wall recess. Living flame-effect coal gas fire with wooden fire surround, double glazed window to rear aspect, wood-effect flooring, picture rail.

OPEN-PLAN KITCHEN/BREAKFAST ROOM:

BREAKFAST ROOM: 4.27m x 2.31m (14'0" x 7'7") Radiator, wood-effect flooring, double glazed window to side aspect, main access to understairs storage cupboard.

KITCHEN: 3.58m x 2.31m (11'9" x 7'7") Fitted with patterned worktops with cupboards, drawer units plumbing for automatic washing and dishwasher, space beneath worktops, inset one and a half bowl single drainer sink unit, inset four ring electric hob with built-in oven below and extractor hood over, wall mounted cupboards, tiled walls, integrated fridge and freezer, upright larder style cupboard, double glazed windows to rear and side aspects, double glazed door with patterned glass to:

GARDEN ROOM: 4.72m x 1.85m (15'6" x 6'1") Plumbing for automatic washing machine, fitted cupboards, uPVC double glazed window and door, giving access to the rear garden.

FIRST FLOOR LANDING: Feature ceiling arch, two radiators, access to loft space (the loft could be converted to additional accommodation if required subject to the necessary consents.

BEDROOM 1: 4.52m into bay window x 3.96m (14'10" x 13'0") measurement excluding the range of built-in quality floor to ceiling wardrobes with dual clothes rail and shelving. A spacious bright room with uPVC double glazed window and further uPVC double glazed window both to front aspect, picture rail, cornice ceiling, radiator.

BEDROOM 2: 3.71m x 2.79m (12'2" x 9'2") Double glazed window rear aspect, wooden fire surround, TV point, radiator, picture rail.

BEDROOM: 2.92m x 2.31m (9'7" x 7'7") Built-in cupboards and wardrobe. uPVC double glazed window to rear aspect, radiator.

SHOWER ROOM: 2.79m x 1.24m (9'2" x 4'1") Double width shower cubicle with sliding shower splash screen door, shower unit, pedestal wash hand basin, fitted cupboard housing a modern Worcester gas boiler for hot water and central heating, chrome heated towel rail, attractive fully tiled walls, colour co-ordinated tiled flooring, double glazed window with patterned glass, access to roof space.

SEPARATE CLOAKROOM/WC: WC with push button flush, attractive fully tiled walls, colour co-ordinated tiled flooring, double glazed window with patterned glass.

OUTSIDE: To the front of the property is a garden enclosure with pedestrian gate and path giving access to the property. The rear garden is planned with ease of maintenance in mind comprising of patio areas and pathway, flower and shrub beds with access to a good size covered parking area with outside power sockets, roller up/over door, pedestrian gate both giving access to the wide rear service lane. Outside water tap.

FLOOR PLAN:



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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