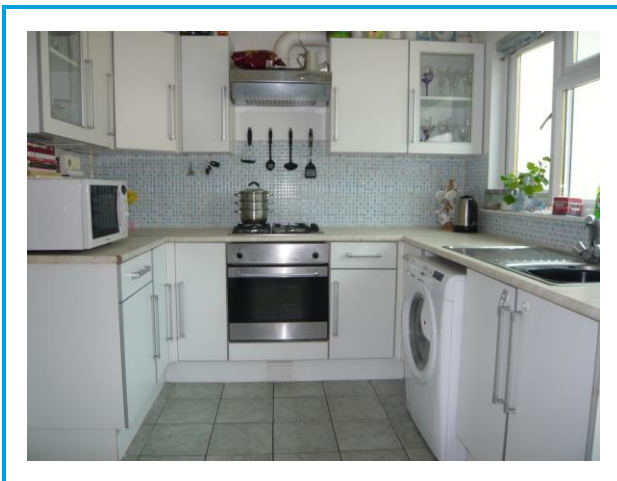


Price £159,950
2 Prince Charles Close, Exmouth, EX8 4RG



- Semi Detached House • Cul - De Sac Location • Open Plan Living Room • Fitted Kitchen & Bathroom • Two Bedrooms • Conservatory • Enclosed Patio Garden • Driveway For A Couple Of Vehicles



Exmouth is part of the coastline known as the Jurassic Coast which has many beaches including Budleigh Salterton, Lyme Regis and Sidmouth. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter which is approximately 10 miles away. Prince Charles Close is a modern style property on the outskirts of town with amenities nearby.

Steps rise to front porch with double glazed windows to either side. Further uPVC and double glazed door opening into:

Living Room 13'9" (4.19m) Max x 12'5" (3.78m) Max

Double glazed window with vertical blinds to front aspect. Stairs rise to first floor landing. Wooden mantle and surround. Central heating radiator. Coving to ceiling. Television point. Part glazed and wooden door which opens to:

Kitchen 12'4" (3.76m) x 8'3" (2.51m)

The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with roll edged work surfaces over. Single drainer stainless steel sink unit. Built in electric oven, four ring gas hob with extractor hood over. Complementary floor and wall tiling. Space for washing machine and fridge/freezer. Wall mounted gas combi boiler. Central heating radiator. Double glazed window to rear. Double glazed door opening to:

Conservatory 10'6" (3.2m) x 8'1" (2.46m)

Wall mounted electric panel heater. Wooden flooring. Double doors opening to the rear patio garden.

First Floor Landing

Central heating radiator. Coving to ceiling. Loft access to a good size attic space with retractable ladder. Doors leading to:

Bedroom 1 10'6" (3.2m) To Wardrobe x 9'9" (2.97m)

Double glazed window to front aspect. Mirror fronted wardrobes. Central heating radiator. Coving to ceiling. Television point.

Bedroom 2 10'9" (3.28m) To Wardrobe x 6'4" (1.93m) Max

Double glazed window to rear aspect. Mirror fronted triple wardrobe. Central heating radiator. Coving to ceiling.

Bathroom

White suite comprising paneled bath with electric shower fitted over, shower rail and curtain. Pedestal wash hand basin. Low level WC. Coving to ceiling. Complementary ceramic wall tiling to full height. Central heating radiator. Obscure double glazed window to rear.

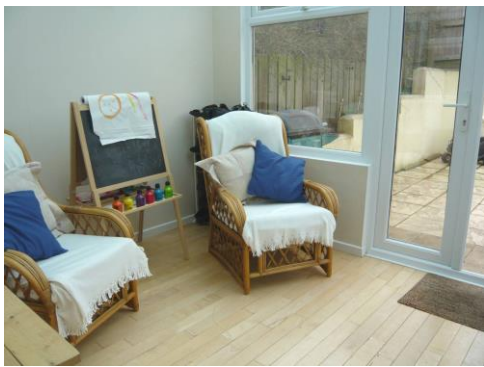
Outside

Front Garden

The front garden is laid to lawn with a pathway and steps to the front porch. Pedestrian gate to the side giving access to the rear garden. Driveway enabling tandem parking.

Rear Garden

The rear garden is enclosed and laid to patio, ideal for pots, tubs and outdoor dining in fine weather. Outside tap. Brick built store.



Tenure

The property is FREEHOLD.

Services

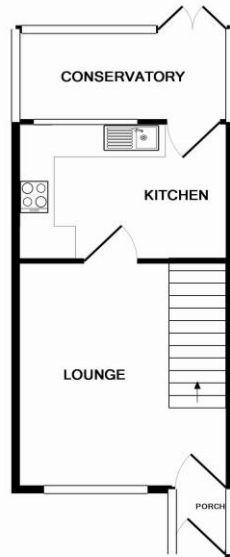
The following services are available, mains gas, electric, water and drainage, although we have not verified connection. Council tax band B.

Mortgage Assistance

We are pleased to recommend Jim Atkinson Cert PFS of Mortgage Choice Plus, who is an Independent Financial Advisor who specialises in mortgages. Jim would be pleased to help, no matter which Estate Agent you finally buy through. For a FREE initial chat with Jim, please contact us to arrange an appointment on 01395 222350.

Mortgage Choice Plus is an appointed representative of Lighthouse Advisory Services Limited which is authorised and regulated by the Financial Conduct Authority.

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



GROUND FLOOR



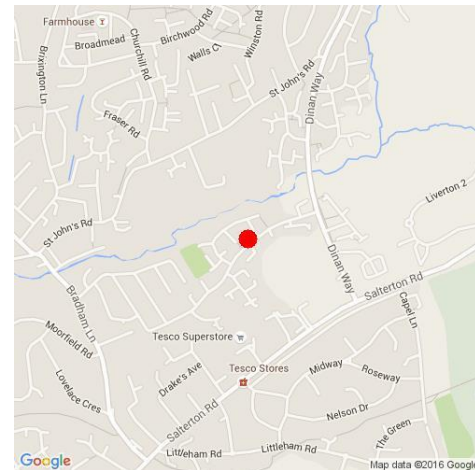
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Exmouth Town Centre, proceed out of town along Salterton Road. After passing Tesco on the left, and at the traffic lights, turn left onto Dinan Way. Take the 1st turning left into Prince of Wales Drive and 1st right into Dukes Crescent, and immediately left into Prince Charles Close where the property will be found on the left hand side, clearly identified by the For Sale Board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		78	78
(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.