



Clarence Road, Exmouth, EX8 1LB

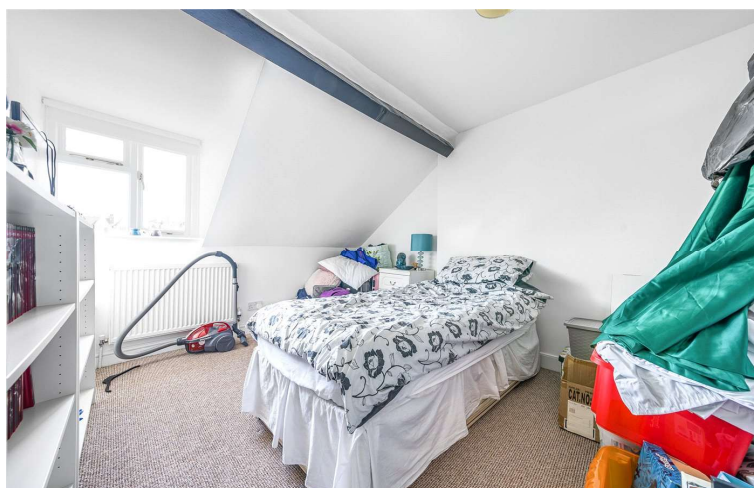
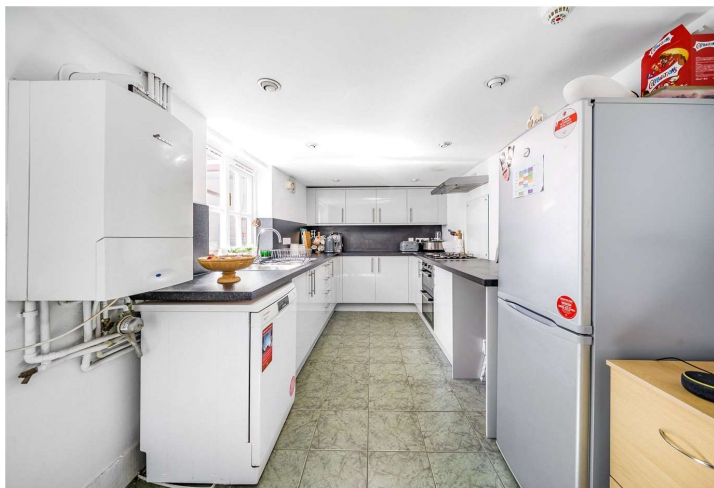
An ideal opportunity to purchase this Victorian end-of-terrace with five bedrooms and offered in good decorative order, with easy access to Exmouth Town Centre with a good selection of shops, bike paths and Exmouth Seafront.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

Black wrought iron railings and stone slab pathway leading to entrance porch with part glazed wooden door opening into the inner hallway giving access to...

Ground Floor...

Sitting room with single glazed sash windows to front aspect.

Dining room with low level panelling and built in storage cupboard. Double glazed window looking over the rear patio.

Kitchen with a selection of high gloss wall and base units. Stainless steel sink and drainer, gas hob and electric oven under with extractor fan over and space for washing machine/dishwasher. Part glazed wooden door to the rear garden, with side gate access and door into utility room/store with power and plumbing.

First Floor:

Family bathroom - White panel bath with shower over, glass shower screen, pedestal wash hand basin, window and chrome towel rail.

Main bedroom - A generous sized double room with two large sash windows to front aspect, feature fireplace and built in storage cupboard.

Bedroom 2 - Another good sized double bedroom with feature fireplace, panelled single glazed window to the rear aspect, radiator.

Bedroom 3 - Another good sized double bedroom with window to the rear aspect and built in storage cupboard.

Second Floor:

Shower room - Good sized shower room with stand in shower cubicle, electric shower over. Pedestal wash hand basin, chrome towel rail and low level w/c, opaque window.

Bedroom 4 - A further good sized double room, with feature beams, window to the front aspect and radiator.

Bedroom 5 - Final double room with feature beams, window to the rear aspect and radiator.

Outside:

Courtyard garden with outside shed. Gate giving access to service lane.



AT A GLANCE:

- 5 Bedroom House
- Modern Kitchen
- 2 Reception Rooms
- Bathroom & Shower Room
- Courtyard Garden
- Gas Central Heating
- Great Central Location
- No Chain

PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage



Clarence Road, Exmouth, EX8

Approximate Area = 1378 sq ft / 128 sq m

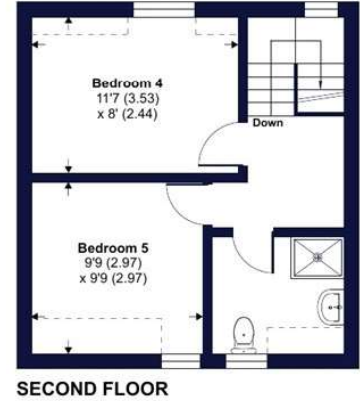
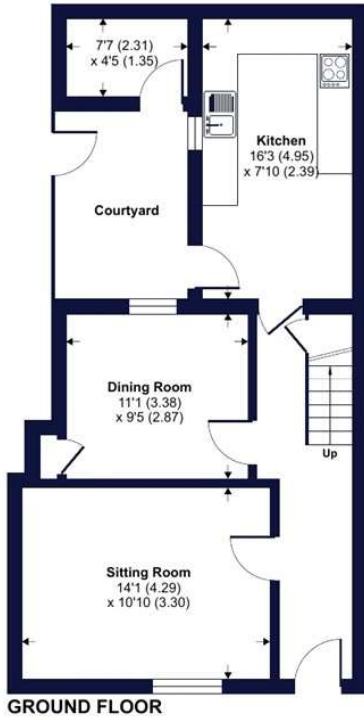
Limited Use Area(s) = 33 sq ft / 3 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1442 sq ft / 133.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 974350



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)			74
D (55-68)			
E (39-54)		46	
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk