





Clarence Road, Exmouth, EX8 1LE

£315,000

An ideal opportunity to purchase this Victorian end of terrace with four bedrooms, three of which are doubles and offered in good decorative order, with easy access to Exmouth Town Centre with a good selection of shops, bike paths and Exmouth Seafront. No Onward Chain.

Winkworth

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Charming Victorian end of terrace home.

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

Ground Floor

Sitting room - The sitting room has a dual aspect single glazed sash windows to front aspect, original fireplace, radiator and archway into the kitchen.

Kitchen - A number of drawers, wall and base units. Stainless steel sink and drainer, part tiled walls, freestanding gas hob and electric oven under, range hood over and ample space for dining table and chairs. Back door giving access to rear pathway and gate.

Hallway - Coat rack and under stairs open storage, opaque glass window and stairs rising to the first floor.

First floor

Family bathroom - Shower over bath, shower screen, wash hand basin, large double glazed window, radiator, stainless steel towel rail, lino flooring and extractor fan.

Main bedroom - A good sized double room with large single panel window to front aspect with ensuite comprising shower cubicle with electric shower, wash hand basin, WC, extractor and radiator with lino flooring.

Single bedroom/office - Panelled single glazed window to front aspect, radiator.

Upper Landing - Double glazed window, radiator and stairs rising to the second floor.

Second floor

To the right hand side is a wooden panelled door giving access to a storage cupboard.

Double bedroom - This double bedroom has a double glazed window to the rear aspect offering views to the Exmouth Estuary and fields beyond, radiator.

Double bedroom - The largest of the bedrooms with double glazed window to side aspect and a further single glazed window to the front aspect, feature ceiling beam, radiator.

Outside

UPVC single door with double glazed glass panels, steps down to the concreted pathway, this is a shared area with washing line and path to wooden rear gate.







At a Glance:

End of Terrace Home

Four Bedrooms

Two Large Bathrooms

Beautiful Open Plan Kitchen/Sitting Area

Close to Exmouth Town Centre and Sea Front

No Onward Chain!

Property Information:

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage

HEATING: Gas

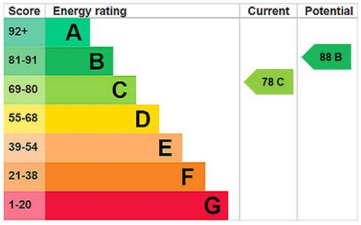
BROADBAND: Ultrafast Fibre optic broadband

MOBILE: Signal Dependant on Provider

LISTED: No

FREEHOLD





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