www.sarah-dunn.co.uk
SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"










# 59 Rosebery Road, Exmouth, EX8 1SJ

## £179,950

NEW MARKETING - NO CHAIN ! NEW PRICE ! **** !! £179'950 !!!!! * YES - it needs a cuddle * YES it needs redecoration* YES ! it is spacious ! * YES - it has a replacement combination boiler * YES ! it has a replacement kitchen * YES ! it has a replacement bathroom * YES ! it has UPVC double glazing * YES ! the tenants have now moved and YES ! there is NO CHAIN ! AND YES ! THIS PROPERTY IS NOW £179'950 !!! -

**LOCATION**




Situated in this most sought after established level area amongst similar properties within walking distance of Exmouth's thriving Town Centre Sandy Beach, Railway station and bus station.

**ENTRANCE HALL**



UPVC replacement double glazed door leads to the front elevation. Stairs give access to the first floor. Radiator. Power point. Ceiling light. Door gives access the Lounge.

**LOUNGE**

11'0" x 9'11" max (3.35m x 3.02m max)



A lovely size traditional size lounge with good size UPVC replacement double glazed bay window to the front elevation. Feature fireplace. Radiator. Power points. TV point.

**DINING ROOM**

14'5" x 9'6" (4.39m x 2.90m )



A separate traditional dining room with double glazed window to the extended kitchen/breakfast family room. Under stairs storage cupboard. Laminated floor covering. Radiator. Power points. Ceiling light.

**KITCHEN**
14'5" x 11'0" max (4.39m x 3.35m max)



A fantastic extended and highly appointed spacious kitchen/breakfast/family room comprising of a high quality fitted kitchen with a comprehensive matching range of wall base drawer and display units incorporating a colour co ordinated double built in oven with matching built in four ring gas hob with extractor unit over. Stainless steel single drainer sink unit with mixer tap over. Space and plumbing for automatic washing machine. Plentiful other appliance space. UPVC replacement double glazed window and door to the rear garden. Colour coordinated rolled edge work top surfaces and colour coordinated tiled walls. Power points. Ceiling light.

**FURTHER INTERNAL PHOTOGRAPH**



**FURTHER INTERNAL PHOTOGRAPH**



**FURTHER INTERNAL PHOTOGRAPH**

**1ST FLOOR LANDING**
A traditional first floor landing giving access to Two bedrooms and the family bathroom. Radiator. Power points.

**BEDROOM 1**
13'3 x 6'9" min including wardrobe depth
(4.04m x 2.06m min including wardrobe depth)
UPVC replacement double glazed window to the front elevation. Selection of built in wardrobes. Power points. Radiator. Ceiling light.

**BEDROOM 2**
12'9" x 8'5" max (3.89m x 2.57m max)
UPVC replacement double glazed window to the rear elevation. Radiator. Power points. Ceiling light.

**FURTHER INTERNAL PHOTOGRAPH**

**LOFT ROOM**
13'3" x 8'5" max (4.04m x 2.57m max)
A great space ideal for a majority of uses with laminated flooring. Velux window. Eaves storage. Power points. Radiator. Ceiling light.

**FAMILY BATHROOM**



A refitted white bathroom suite comprising of panelled jacuzzi bath with shower over. Pedestal wash hand basin. Low level wc. UPVC replacement double glazed obscured window to the rear elevation. Colour coordinated tiled walls. Heated towel rail. Closed couple WC. Colour coordinated vinyl floor covering.

**FRONT ENCLOSED COURTYARD**

A walled front garden with a pathway leading to the front door.

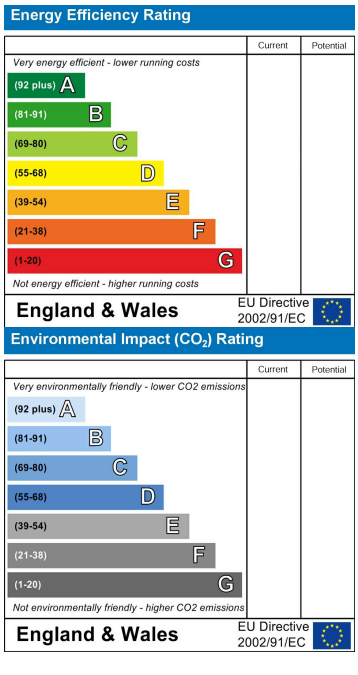
**REAR GARDEN**



An enclosed paved rear courtyard garden fully paved with a gate to the rear providing rear pedestrian access. This garden provides much potential.

**ENERGY PERFORMANCE DOCUMENTATION**




**39 Exeter Road, Exmouth, EX8 1PT**
**Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk**