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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









42 George Street, Exmouth, EX8 1LQ

£1,300 Per month

** TO LET ** GEORGE STREET, EXMOUTH ** £1.300 PER CALENDER MONTH ** PROFESSIONAL LANDLORD ** LONG TERM LET AVAIALBLE ** THREE BEDROOM THREE STOREY FAMILY HOME ** An immaculate well maintained and presented significant spacious and well proportioned THREE DOUBLE BEDROOM period property which has retained much charm character and period features. The accommodation is spacious and comprises of Reception hall, spacious and versatile kitchen/breakfast room with feature recess. The property enjoys a lounge with fireplace and original features. To the first floor can be found a landing with feature window to the side giving access to TWO DOUBLE BEDROOMS. To the top floor can be found a large spacious third bedroom ideal for many uses. AVAILABLE MAY 2026 ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK ** (01395) 720022

GENERAL DESCRIPTION



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LOCATION



Situated on this traditional Road amongst similar properties known as " George Street" right on the fringes of Exmouths Town centre within very close proximity of all of Exmouth's popular shops and restaurants. For its location this property enjoys a good degree of privacy with a lovely walled courtyard garden. The property is located within easy walking distance of Exmouth's bus and train station plus the new Marks & Spencer's food hall. The Exe Estuary is within a 5 minute walk and Exmouth's sandy beach within a 10 minute walk.

ACCOMPANIED VIEWINGS ALWAYS AVAILABLE 7 DAYS A WEE

Sarah Dunn & Co estate agents operate a accompanied viewing and full valuation service seven days a week for your convenience. If you are abroad in a different time zone we operate a 24 hour service for your convenience. Best wishes - Sarah Dunn.

RECEPTION HALL

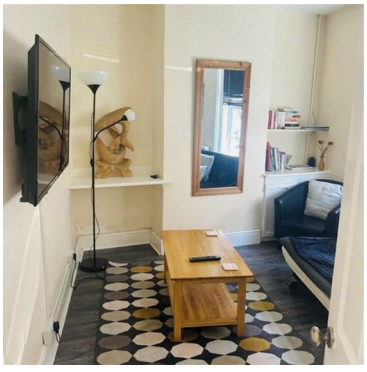


Door to the front elevation. Dado rail. Ceiling light. Wall mounted fuse box. Ceiling light. Coved ceiling. Stairs rise to the first floor.

LOUNGE

12'0" x 9'5" (3.66m x 2.87m)



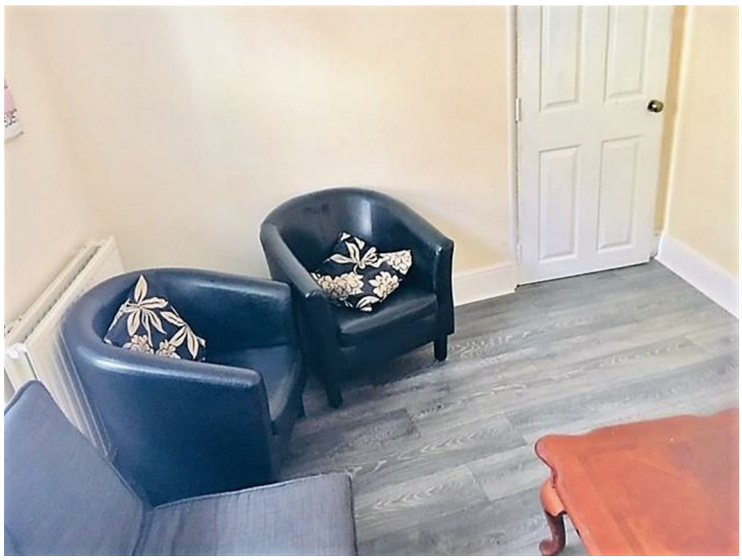


A pretty lounge with a UPVC replacement double glazed window to the front elevation. Cast iron fireplace. Laminated flooring. Power points. TV point. Radiator. Storage cupboard.

LOUNGE PHOTOGRAPH



LOUNGE PHOTOGRAPH



KITCHEN/DINING/FAMILY ROOM

27'0" x 12'0" max (8.23m x 3.66m max)



A fabulous space with has been extended to create a wonderful kitchen/dining room/family room. A fitted kitchen with comprehensive matching range of wall base and drawer units incorporating a single drainer sink unit

with mixer tap over. Laminated flooring. Colour coordinated tiled flooring. UPVC replacement double glazed door and window leads to the rear courtyard. Fireplace. Thermostat control. Hive control panel. Space and plumbing for automatic washing machine. Gas cooker point.

KITCHEN PHOTOGRAPH



KITCHEN PHOTOGRAPH



DINING ROOM PHOTOGRAPH



DINING ROOM PHOTOGRAPH

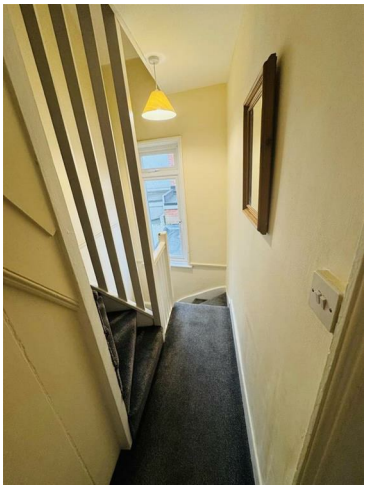


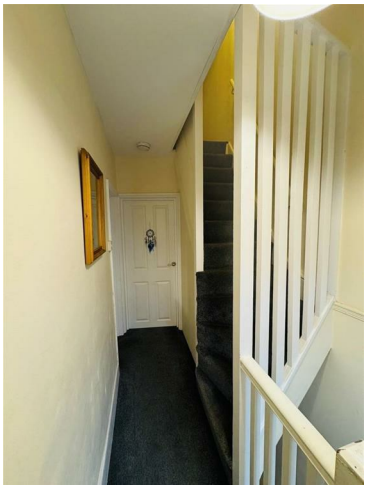
BATHROOM



A good size bathroom with a white suite comprising of a panelled bath with shower over. Low level wc. Pedestal wash hand basin. UPVC replacement double glazed window to the rear elevation. Large storage recess cupboard housing the replacement wall mounted "Baxi" combination boiler serving domestic hot water and central heating to radiators throughout the property.

1ST FLOOR LANDING





BEDROOM 1

14'9" x 9'5" (4.50m x 2.87m)



A delightful double bedroom with a cast iron fireplace. UPVC replacement double glazed window to the front elevation. Built in storage cupboard. Built in wardrobe. Radiator. Power points. Ceiling light.

BEDROOM PHOTOGRAPH





BEDROOM PHOTOGRAPH



BEDROOM 2
9'10" x 8'4" (3.00m x 2.54m)



A further good size bedroom with UPVC replacement double glazed window to the rear elevation. Ceiling light. Radiator. Built in wardrobe. Shelving.

BEDROOM PHOTOGRAPH



BEDROOM PHOTOGRAPH



BEDROOM PHOTOGRAPH



TOP FLOOR BEDROOM



A large double room with UPVC replacement double glazed window to the front elevation. Radiator. Power points. Ceiling light.

BEDROOM PHOTOGRAPH



BEDROOM PHOTOGRAPH



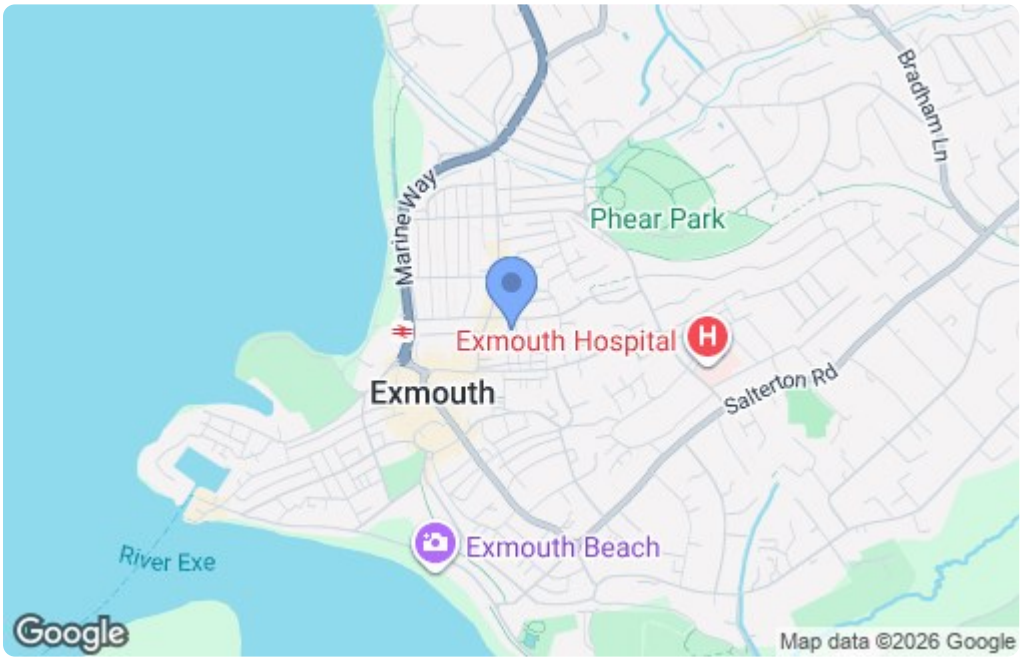
BEDROOM PHOTOGRAPH

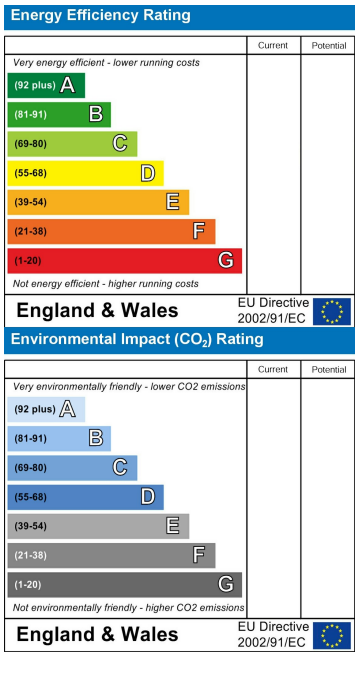




REAR COURTYARD

A small enclosed courtyard.





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