

Third Court, High Street, EX7 9HG



Tucked away in the heart of the town centre, this charming cottage is well located for a range of shops, cafes, public transport and the beach. It offers well presented accommodation fitted with gas central heating and uPVC double glazing comprising open plan living room and kitchen, 2 bedrooms, bathroom, utility/store and small courtyard.

Tenure - Freehold Council Tax Band A EPC - D

£149,950

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ACCOMMODATION

Obscure uPVC double glazed door into...

LIVING ROOM

2.89m x 2.89m (9'6" x 9'6")

Front aspect uPVC double glazed window, high level cupboard housing consumer unit, television aerial point, cupboard under the stairs housing gas meter, feature brick fireplace, radiator and open plan to the kitchen.

KITCHEN AREA

2.43m x 2.08m (7'12" x 6'10")

Fitted with matching wall and base units incorporating stainless steel sink unit, mixer tap and integral fridge, electric oven with four burner gas hob and stainless steel extractor hood over, radiator, obscure uPVC double glazed door to outside, stairs rise to first floor and door to bathroom.

BATHROOM

Ground floor bathroom comprising of a white suite, with panelled bath and thermostatic shower over, low level WC, wash hand basin with cupboard below, sloping ceiling, side aspect obscure uPVC double glazed windows.

FIRST FLOOR

Split level landing with doors to bedroom one and two. Side aspect uPVC double glazed window.

BEDROOM 1

2.86m x 2.32m (9'5" x 7'7")

Front aspect uPVC double glazed window, coved ceiling, radiator and sliding door.

BEDROOM 2

2.98m x 2.06m (9'9" x 6'9")

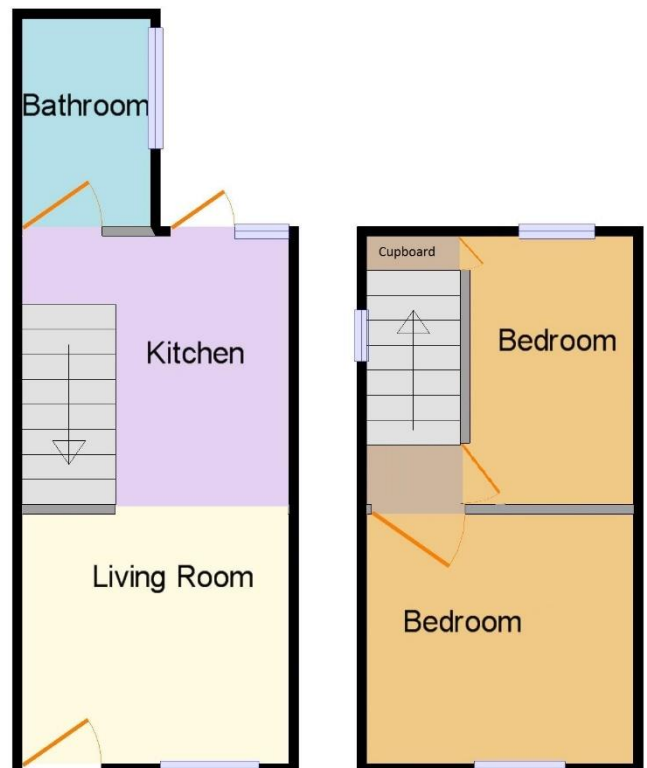
Rear aspect uPVC double glazed window, cupboard housing gas boiler, additional cupboard with shelving, part tongue and groove panelled walls, coved ceiling and radiator.

OUTSIDE

At the rear of the property there is a small yard with store containing plumbing and space for washing machine.

ACCESS

The property is situated off the main road and is approached over a private cobbled courtyard which also leads to a garage belonging to a neighbouring property.



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