



£315,000
4 Engineers Way, Exmouth, Devon, EX8 2FZ



Beautifully presented semi-detached house situated in one of Exmouth's most desirable areas, within easy reach of the stunning seafront, scenic Exe Estuary, and the town centre. Close to all transport links and amenities.

- **Sitting/Dining Room**
- **Modern Kitchen**
- **Ground floor cloakroom**
- **Three bedrooms - Master with en Suite shower room**
- **Family bathroom**
- **Double glazing and Central heating**
- **Enclosed garden**
- **Driveway parking for two Cars**
- **No chain**

DESCRIPTION: Situated on a quiet residential road, this beautifully presented three-bedroom semi-detached house offers stylish, modern living with amenities within walking distance.

The property features a contemporary kitchen with built-in appliances, a bright and spacious sitting room with double doors opening onto a level, enclosed lawned garden. Upstairs, the master bedroom boasts an en-suite shower room, alongside two further well-proportioned bedrooms and a family bathroom. Outside, the driveway provides parking for two cars, and the rear garden is secure and family-friendly.

A superb opportunity to own a nearly new home in a sought-after location.

LOCATION Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities. The local shops at Littleham Cross are conveniently located just up the road from the property offering a good selection of local services including a convenience store, bakers and a post office.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR:

Opaque double glazed entrance door to...

HALLWAY: Built in meter cupboard. Built-in under-stairs cupboard. Stairs leading to first floor. Radiator.

CLOAKROOM: White suite with low-level WC. Pedestal wash hand basin with mixer tap in tiled splash back. Radiator. Extractor fan.

SITTING/DINING ROOM: 15' 7" (4.75m) x 12' (3.66m): Bright spacious room with double glazed double doors and matching double glazed side panels leading out to the rear garden. Radiator.

KITCHEN: 11' 4" (3.45m) x 10' 4" (3.15m): Granite effect roll edge worktop surfaces with matching upstands with inset 1 ½ bowl stainless steel sink. Stainless steel 4 ring gas hob. Cupboards and drawers under. Space for washing machine and fridge freezer. Integrated dishwasher. Built-in double oven. Matching wall mounted cupboards with cooker hood with under lighting.

Built-in breakfast bar with radiator underneath. Corner wall-mounted cupboard concealing the gas fired combi boiler. Double glazed window to the front.

FIRST FLOOR:

LANDING: Hatch to roof. Radiator. Doors to ...

BEDROOM 1: 12' 4" (3.76m) x 11' (3.35m): Double glazed window to the front. Radiator. Recess for wardrobe space. Door to...

EN-SUITE: 5' 5" (1.65m) x 5' 3" (1.60m): Modern white suite comprising a corner shower cubicle in full tiled surround with built in shower. Low level WC. Pedestal wash hand basin with mixer tap in tiled splash back. Opaque double glazed window to the front. Extractor fan. Radiator.

BEDROOM 2: 10' 10" (3.30m) x 8' 8" (2.64m): Double glazed window to the rear. Radiator.

BEDROOM 3: 12' (3.66m) x 6' 7" (2.01m): Double glazed window to the rear. Radiator.



BATHROOM: 6' 8" (2.03m) x 5' 7" (1.70m):

White suite comprising a panelled bath with mixer tap in tiled surround. Pedestal wash hand basin with mixer tap in tiled splash back. Low level WC. Radiator. Extractor fan.

OUTSIDE: To the front of the property are established shrubs and a pathway leading to the front door. To the side is driveway parking allowing two vehicles in tandem.

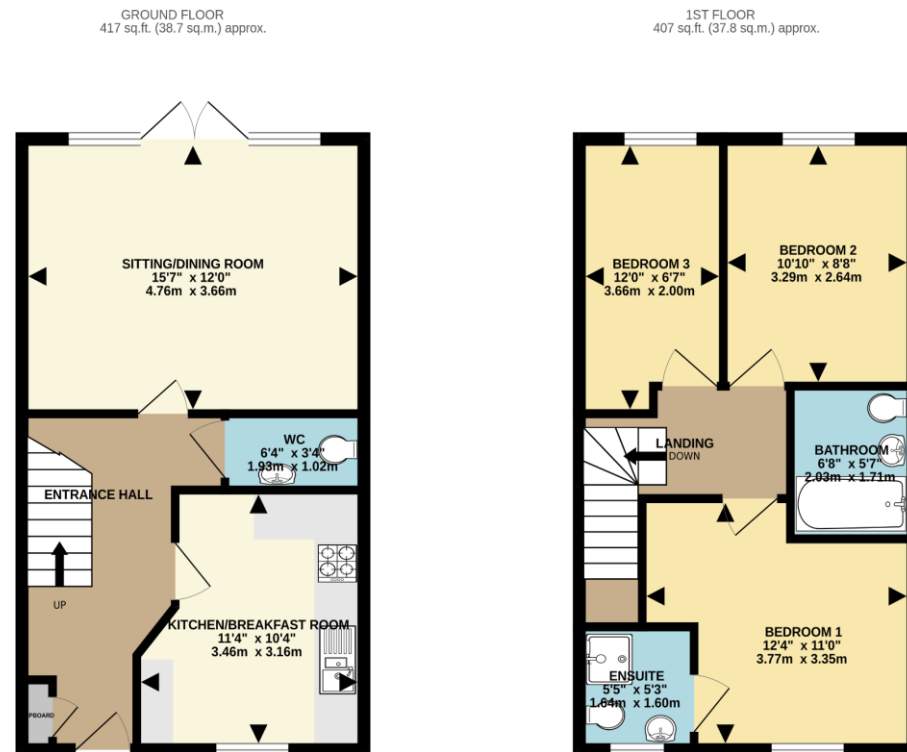
The rear garden is fully enclosed, a level lawn provides ample room for play or relaxation, while a raised decked seating area creates the perfect spot for alfresco dining or enjoying the sunshine. A gravelled section adds low-maintenance appeal, and there is gated side access for convenience.

TENURE: Freehold

COUNCIL TAX: Band C - £2163.53

WHAT3WORDS: ///allow.mint.wheels

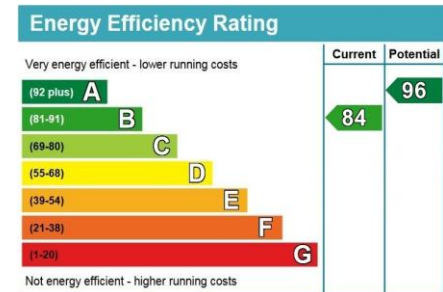
DIRECTIONS: From the town Centre, proceed out of town along Salterton Road. At the Littleham Cross traffic lights, turn right towards Littleham. Continue over the roundabout, into Littleham Road, then turn right at the next roundabout. Turn left into Engineers Way.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.