



10 Old Bystock Drive
Exmouth
EX8 5RB

Guide Price:
£499,950

Freehold

In brief...

- A spacious and well presented modern detached house in a great location with a Southerly aspect landscaped private rear garden
- Attractive living room with a feature fireplace and inset electric fire
- Dining/sitting room with French doors out to the rear garden
- Versatile office/family room converted from the original garage
- Beautifully fitted kitchen/breakfast room with built-in appliances
- Utility room and ground floor cloakroom
- Four generous size bedrooms with the main bedroom having built-in wardrobes and a well appointed en-suite shower room/wc
- Modern family bathroom/wc
- Gas central heating and UPVC double glazing
- Attractive gardens to both the front and rear
- Driveway parking for two cars with potential to create a further two spaces
- Council Tax Band 'E'
- EPC = C



Worth viewing because...

An impressive and well presented modern four bedroom detached house situated in a great location with a private landscaped rear garden enjoying a Southerly aspect. Spacious and versatile accommodation with the advantage that the garage has been converted into a large office/family room which could also be used as a gym.



Knowhow...With Detached Houses...



In more detail....

This impressive modern detached house was built in 1997 by Wainhomes and is situated in a great location with a private landscaped Southerly aspect rear garden which has been cleverly planted with many fine shrubs and incorporates an area of lawn as well as a paved patio. To the front of the house is a wide driveway with space for two cars bordered by an attractive garden area which could easily be used to create additional parking for two further cars. The house is presented to a high standard benefitting from UPVC double glazing. The UPVC fascias and soffits were installed by Exmouth Windows and under warranty. The gas central heating/hot water is supplied by an energy efficient condensing Logic Plus combination boiler located in the part-boarded and insulated roof space. On the ground floor a reception hall provides access to a useful cloakroom and three of the main four ground floor rooms. These include a good size living room with a feature fireplace having an inset electric fire. Connecting double doors then lead to a dining/sitting room having French doors leading out to the rear garden. There is also a modern kitchen/breakfast room having solid oak framed doors with a comprehensive range of units incorporating an integrated Neff dishwasher; Neff fridge and freezer; inset Franke single drainer sink with chrome swan neck mixer tap over; inset four-ring halogen hob with a built-in Neff oven beneath and stainless steel extractor hood over. Leading off the kitchen/breakfast room is a separate utility room again with solid oak framed doors, work surfaces and white tiling. There is also a large versatile office/family room which was converted from the original garage and would also make an ideal gym. On the first floor there are four generous sized bedrooms with the main bedroom having built-in wardrobes and a well appointed en-suite shower room/wc. There is also a modern family bathroom/wc.





The Coastal Town of Exmouth...

"The property is within approximately three miles of Exmouth seafront and town centre alike, with all local amenities close-by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer."

Bear in mind...

The house is located on a sought after site on the outskirts of town, known as Bystock, approximately three miles of the town centre and seafront. The house was built in 1997 by Wainhomes and is beautifully presented as well as being much improved throughout. There are local bus routes within the area. An early viewing is thoroughly recommended to avoid disappointment.





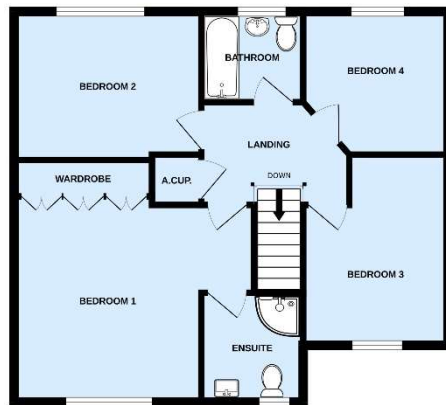
Directional note...

Proceed out of town along Marine Way/A376 Exeter Road. Turn right just past the traffic lights onto Hulham Road. Continue along Hulham Road going straight over at the roundabout and turn right onto Dinan Way just before you leave Exmouth. Follow this road for just over half a mile and turn left into Old Bystock Drive. This property will then be found a short way in on the right hand side.

GROUND FLOOR



1ST FLOOR



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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Room sizes

Living Room:

17' 6" into bay x 11' 5" (5.33m x 3.48m)

Dining/sitting room:

9' 3" x 11' 4" (2.82m x 3.45m)

Kitchen/Breakfast Room:

11' 3" x 8' 10" (3.43m x 2.69m)

Utility room:

6' 3" x 5' 11" (1.91m x 1.80m)

Office/family room:

16' 4" x 8' 10" (4.98m x 2.69m)

Bedroom 1:

14' 7" into wall recess x 12' 4" (4.44m x 3.76m)

Bedroom 2:

11' 4" x 9' 10" (3.45m x 3.00m)

Bedroom 3:

12' 11" into wall recess x 8' 11" (3.94m x 2.72m)

Bedroom 4:

9' 0" x 8' 7" (2.74m x 2.62m)

Family Bathroom/wc:

6' 8" x 5' 11" (2.03m x 1.80m)

Services:

All mains services are connected.



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More details from...

1 Chapel Street
EXMOUTH
Devon EX8 1HR

01395 267777

exmouth@whittonandlaing.com
www.whittonandlaing.com

