



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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109 Byron Way, Exmouth, EX8 5SE

GUIDE PRICE
£315,000
TENURE Freehold



A Semi Detached House Located In A Favoured Area Close To Amenities For Sale With No Ongoing Chain

Reception Hall * Ground Floor Cloakroom/Wc * Kitchen * Lounge/Dining Room * Three Bedrooms – Main Bedroom With En-Suite Shower Room Bathroom/Wc * Front, Rear And Side Gardens * Driveway And Garage
No Onward Chain & Potential To Extend, Subject To Necessary Planning Consent

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THE ACCOMMODATION COMPRISES: Entrance canopy with courtesy light, front door to:

RECEPTION HALL: With radiator, stairs rising to first floor.

CLOAKROOM/WC: Fitted with a vanity wash hand basin, fitted mirror, WC with push button flush, chrome heated towel rail, electric consumer unit, attractive part tiled walls, double glazed window with patterned glass.

KITCHEN: 3.33m x 2.54m (10'11" x 8'4") Fitted with a range of patterned worktops with inset one and a half bowl single drainer sink unit with mixer tap with cupboards, drawer units, plumbing for automatic washing machine, further appliance space beneath worktops, attractive tiled surrounds, wall mounted cupboards, gas cooker point with filter extractor hood over, space for upright fridge/freezer, wall mounted Worcester boiler for hot water and central heating, radiator, TV point, recessed ceiling spotlighting, double glazed window to front aspect.

LOUNGE/DINING ROOM: 4.95m x 4.75m (16'3" x 15'7") maximum overall measurement. Spacious room with fire surround housing electric living flame fire, two radiators, TV point, good size understairs storage cupboard, double glazed window and double glazed double doors opening onto:

CONSERVATORY: 3.94m x 1.75m (12'11" x 5'9") A useful extension to the living accommodation with radiator, TV point, power and light connected, double glazed windows overlooking the rear garden and double glazed double doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space, linen cupboard over stairwell recess.

BEDROOM 1: 3.68m x 2.92m (12'1" x 9'7") Built-in wardrobe with clothes rail and shelf, radiator, double glazed window to rear aspect.

EN-SUITE SHOWER ROOM: Fitted with shower cubicle with shower unit, light extractor fan over, fully tiled walls.

BEDROOM 2: 3.2m x 2.92m (10'6" x 9'7") Double glazed window to front aspect, radiator, built-in wardrobe with clothes rail and shelf, TV point.

BEDROOM 3: 2.62m x 1.96m (8'7" x 6'5") Double glazed window to rear aspect, radiator.

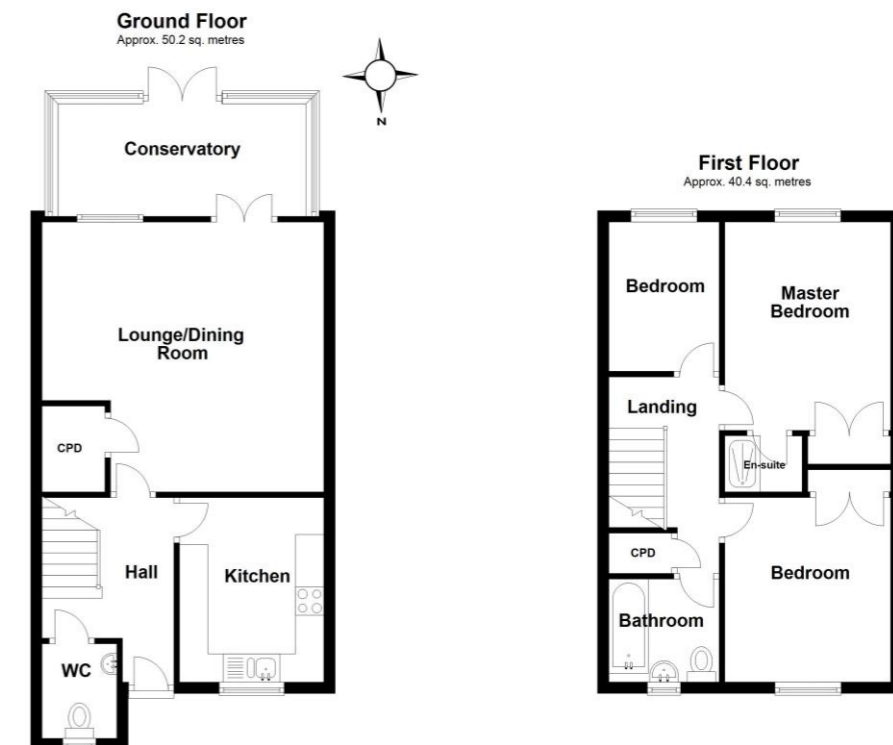
BATHROOM/WC: Comprising bath with Mira shower unit over, shower splash screen, pedestal wash hand basin, WC, radiator, shaver socket, fitted mirror, extractor fan, double glazed window with patterned glass, recessed ceiling spotlighting, tiling to splash prone areas, mirror fronted medicine cabinet.

OUTSIDE: To the front of the property is a decorative stone garden and block paved area, driveway providing off road parking leading to GARAGE. Outside power supply. To the side of the property is a good size lawned area of garden with patio stones. A side pedestrian gate gives access through into the rear garden. The rear garden is fully enclosed comprising of lawn, patio sun terrace, shrub beds. The driveway leads to:

GARAGE: 5.21m x 2.49m (17'1" x 8'2") Double glazed window, power and light connected and boarded eaves loft space.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:



Total area: approx. 90.6 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only.
Plan produced using PlanUp.