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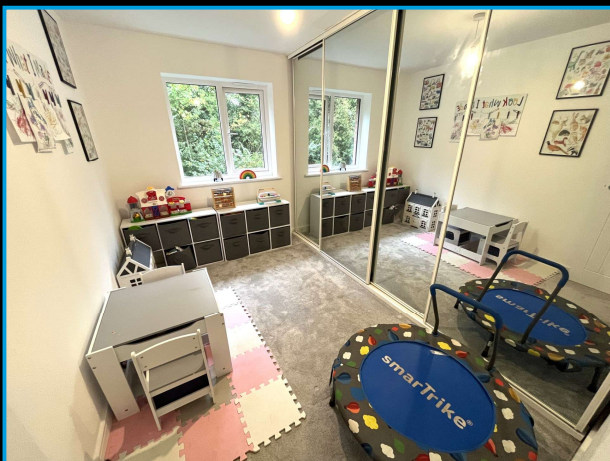
**Price £299,950**

**37 Engineers Way, Exmouth, EX8 2FZ**



- Semi Detached House In Buckingham Heights • Built In 2021 By Messrs Taylor Wimpey
- Gas Central Heating & Double Glazing • Cloakroom, Living / Dining Room, Kitchen
- 3 First Floor Bedrooms All With Wardrobes • Master En - Suite & Further Bathroom
- Driveway To Side Of Property For 2 Vehicles • Level & Private Rear Garden





## Accommodation

### Ground Floor

Composite front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Further storage cupboard that houses the electric trip switch fuse box. Radiator. Smoke alarm. Doors leading to living/dining room, kitchen and:

#### Cloakroom

Modern fitted white suite of low level WC and pedestal wash hand basin. Radiator. Tiled splashback's. Extractor fan.

#### Living / Dining Room 15'6" (4.72m) x 12'0" (3.66m)

uPVC double glazed French doors leading to rear garden with windows to either side. Radiator. Wall mounted central heating thermostat.

#### Kitchen 11'2" (3.4m) x 10'3" (3.12m) Max

Window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven and grill to site. Integrated dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Wall mounted, concealed, gas fired combi boiler that supplies the central heating and domestic hot water. Radiator.

### First Floor

#### Landing

Access to insulated loft space. Radiator. Smoke alarm. Doors leading to all 3 bedrooms and family bathroom.

#### Bedroom 1 9'11" (3.02m) x 9'3" (2.82m) Plus Recess

Window to front. Built - in double wardrobe with hanging rail and mirror fronted, sliding doors. Radiator. Wall mounted central heating thermostat. Door leading to:

#### En - Suite

Obscure glazed window to front. Modern fitted white suite of corner shower cubicle with electric shower unit and tiled splashback's to ceiling height. Low level WC. Pedestal wash hand basin. Tiled flooring. Extractor fan.

#### Bedroom 2 10'8" (3.25m) x 6'10" (2.08m) To Wardrobe

Window to rear. Range of fitted wardrobes to one wall with mirror fronted sliding doors. Radiator.

#### Bedroom 3 10'9" (3.28m) x 6'7" (2.01m)

Window to rear. Built - in double wardrobe with mirror fronted, sliding door. Radiator.





### Bathroom

Modern fitted white suite comprising of a panelled bath, with mixer tap and shower attachment. Tiled splashback's to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Towel flooring. Extractor fan.

### Externally

The open plan Front Garden is planted to provide year round interest and colour, with ease of maintenance in mind. A flagstone pathway leading to the front entrance door. Outside meter boxes.

### Parking

A tarmac driveway to the side of the property provides off road parking for 2 motor vehicles.

### Rear Garden

The enclosed, level and private Rear Garden has a small patio area adjacent to the property with the remainder then being laid to lawn. Timber panelled fence boundaries. Slate Devon wall boundary to rear. Outside water tap. Front pedestrian access to side of property via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band C

### 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 01395 222350 to arrange an appointment

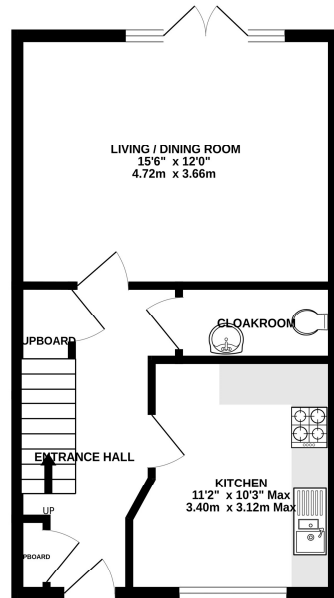
Your home may be repossessed if you do not keep up repayments on your mortgage

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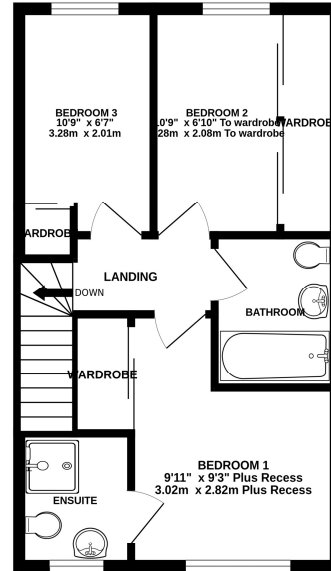
### Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



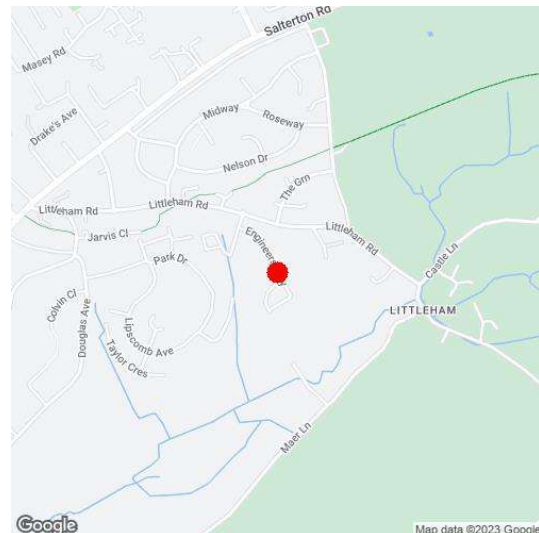
ENGINEERS WAY, EXMOUTH

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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### Directions

From our prominent Town Centre office, 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 where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82-91)	96
B (69-81)	84
C (55-68)	
D (40-54)	
E (27-39)	
F (13-26)	
G (1-12)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.