

Guide Price £575,000
8 Winchester Drive, Exmouth, EX8 5QA



- Well Maintained 5 Double Bedroom Detached House • Cul-De-Sac Within `The Cathedrals` Area Of Exmouth • Gas Central Heating & Double Glazing • Cloakroom, Triple Aspect Sitting Room
 - 21` Kitchen / Dining Room, Utility Room • Ground Floor Bedroom & En-Suite Bathroom
- 4 First Floor Bedroom, En-Suite & Bathroom • Driveway, Southerly Facing Rear Garden, Distant Sea Views



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor with under stairs storage cupboard. Radiator. Inset ceiling lights. Smoke alarm. Doors leading to:

Cloakroom

Obscure uPVC double glazed window to side. Modern fitted white suite of concealed cistern WC and wall mounted wash hand basin. Fully tiled walls. Inset ceiling lights.

Sitting Room 18'3" (5.56m) x 11'1" (3.38m)

Triple aspect having windows to rear, front and 2 windows to side. Focal point of fitted log burner within a fireplace having a wooden mantle and Slate hearth. 2 radiators.

Kitchen / Dining Room 21'10" (6.65m) x 14'0" (4.27m) Max

uPVC double glazed French doors leading to rear garden with windows to rear. Range of cupboard and drawer storage units with roll edged work surfaces, under wall unit and plinth lighting. Tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The stoves cooker in situ is available via separate negotiation, filter hood above. Space and plumbing for dishwasher. 2 radiators. Inset ceiling lights.

Utility Room 8'4" (2.54m) x 5'7" (1.7m)

uPVC double glazed external door to side. Range of cupboard and drawer storage units with roll edged work surfaces. Stainless steel single sink with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Wall mounted electric trip switch fuse box. Smoke alarm. Extractor fan.

Bedroom 5 16'11" (5.16m) Max x 9'10" (3m)

2 windows to side. Radiator. Smoke alarm. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. Modern fitted white suite of Jacuzzi bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

First Floor

Landing

Window to front. Airing cupboard housing the hot water tank with slatted shelving. Further useful shelved storage cupboard with light. Access to insulated loft space via trap door with ladder. Smoke alarm. Doors leading to:

Bedroom 1 13'1" (3.99m) x 11'11" (3.63m)

Window to rear gaining lovely Sea and South Devon coastline views. Radiator. Door leading to:

En - Suite 7'3" (2.21m) x 5'11" (1.8m)

Window to rear with those Sea and South Devon coastline views. Modern fitted white suite of triple shower tray with splash screen door and thermostatically controlled shower unit, including rainfall water head and tiled splashbacks to ceiling height. Concealed cistern WC and vanity wash hand basin. Tiled walls and flooring. Heated towel rail. Inset ceiling lights. Extractor fan.



Bedroom 2 13'8" (4.17m) x 9'11" (3.02m) Plus Recess

Window to rear, again, having those Sea and South Devon coastline views. Radiator.

Bedroom 3 10'0" (3.05m) x 9'11" (3.02m)

Window to front. Useful shelved storage cupboard. Radiator.

Bedroom 4 10'5" (3.18m) x 7'10" (2.39m)

Window to front. Radiator.

Bathroom

Obscure glazed window to side. White suite comprising panelled bath with mixer tap and shower attachment, tiled splashbacks to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail.

Externally

The open plan Front Garden is laid to lawn. A driveway provides off road parking for 2 motor vehicles. There is also an EV charging point.

Rear Garden

There is a corner plot and Southerly facing Rear Garden, which has a patio area immediately adjacent the property, with the remainder then being laid mainly to lawn with shrub and herbaceous beds and borders. There is a further decking area to the side garden. Timber panelled fence boundaries. Outside meter boxes. Timber garden shed. The hot tub is available via a separate negotiation. Outside water tap. Front pedestrian access to either side of the property via timber garden gates.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

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

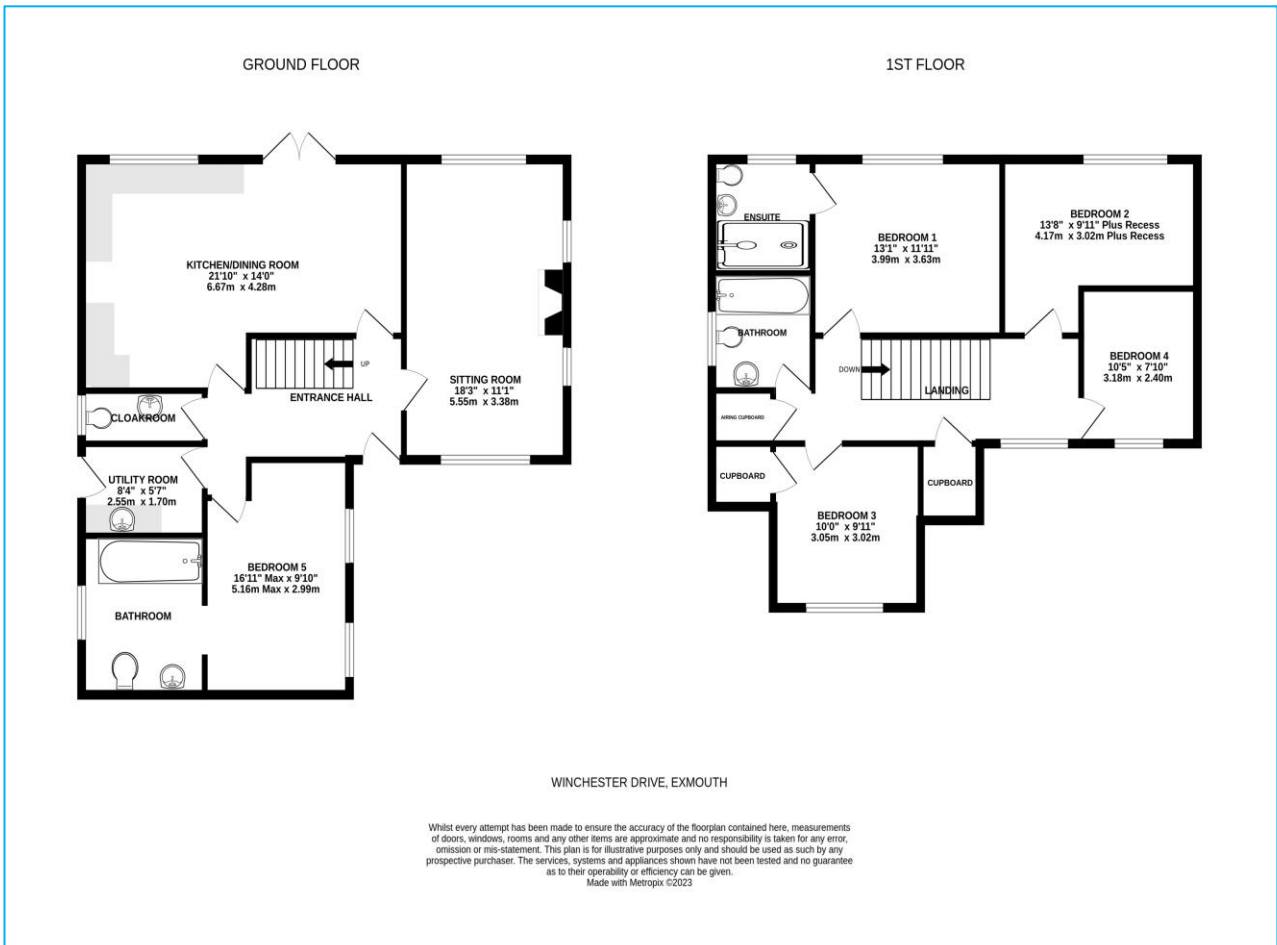
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

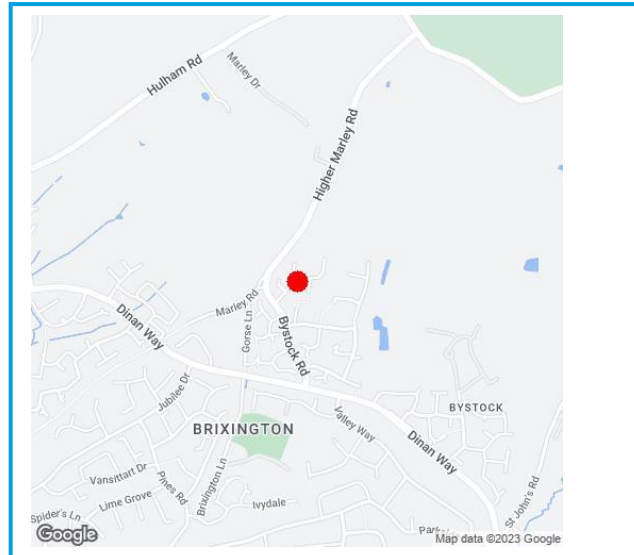




Directions

From our prominent Town Centre office, proceed onto Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and then the third right into Winchester Drive, where the property will be found on the right hand side, clearly identified by our for sale board.

| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| <small>More energy efficient - lower running costs</small> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | 72 | 82 |
| <small>EU Directive 2002/91/EC</small> | | | |



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.