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**LINKS**  
ESTATE AGENTS

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**Offers in Excess of £475,000**  
**21 Old Bystock Drive, Exmouth, EX8 5RB**



- Modern Detached House In Popular Location • Gas Central Heating & Double Glazing
- Cloakroom, Living Room & Dining Room • Kitchen / Breakfast Room, Utility Room
- 4 Bedrooms (2 With Built - In Wardrobes) • En - Suite Shower Room & Family Bathroom
- Garage, Driveway, Westerly Facing Rear Garden • NO ONWARD CHAIN



## 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 useful under stairs storage cupboard. Wall mounted central heating thermostat. Radiator. Smoke alarm. Doors leading to living room, dining room, kitchen and:

#### Cloakroom

Obscure glazed window to front. White suite of low level WC and wall mounted wash hand basin. Tiled splashback's. Radiator.

#### Living Room 17'6" (5.33m) Into Bay x 11'3" (3.43m)

Walk - in uPVC double glazed bay window to front. Focal point of coal effect gas fire within a fireplace surround, having a marble back and hearth with a wooden mantle. 2 radiators. Double doors leading to:

#### Dining Room 11'3" (3.43m) x 9'2" (2.79m)

uPVC double glazed French doors leading to rear garden. Radiator.

#### Kitchen / Breakfast Room 11'3" (3.43m) x 8'10" (2.69m)

uPVC double glazed window overlooking rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash back's. Composites 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 microwave to side. Integrated dishwasher, fridge, and freezer. Radiator. Tiled flooring. Doors leading to garage and:

#### Utility Room 6'4" (1.93m) x 5'9" (1.75m)

External door leading to rear garden. Cupboard storage unit with roll edged work surface and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for appliance under work surface. Tiled flooring. Radiator. Extractor fan.

### First Floor

#### Landing

Access to insulated and boarded loft space. Radiator. Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to all bedrooms and family bathroom.

#### Bedroom 1 14'9" (4.5m) Max x 12'5" (3.78m) To Wardrobe

Window to front. Good range of fitted wardrobes to one wall. Radiator. Door leading to:

#### En - Suite

Obscure glazed window to front. White suite comprising shower cubicle with thermostatically controlled shower unit and splashback's to ceiling height, low level WC and pedestal wash hand basin. Radiator. Shaver light and socket. Extractor fan.

#### Bedroom 2 10'11" (3.33m) To Wardrobe x 8'11" (2.72m)

Windows to front. Range of fitted wardrobes to one wall. Radiator.

#### Bedroom 3 11'3" (3.43m) x 9'10" (3m)

Window to rear. Radiator.

#### Bedroom 4 9'1" (2.77m) Max x 8'7" (2.62m) Max

Window to rear. Radiator.



#### Family Bathroom

Obscure glaze window to rear. White suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled splashback's to Dado height. Radiator. Shaver light and socket. Extractor fan,

#### Externally

To the front of the property is a driveway providing off parking for 2 motor vehicles. The driveway then leads to:

#### Garage 18'3" (5.56m) x 8'11" (2.72m)

Up and over door front. Personal door leading to kitchen. Wall mounted gas ified boiler that supplies the central heating and domestic hot water. Power and light connected. Wall mounted electric trip switch fuse box.

#### Rear Garden

The property has a level, enclosed and Westerly facing Rear Garden which has a patio area adjacent to the property, and to the side, being ideal places for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders. Outside water tap. Garden shed. Timber panelled fence boundaries. Front pedestrian access to side property via timber garden gate.

#### 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

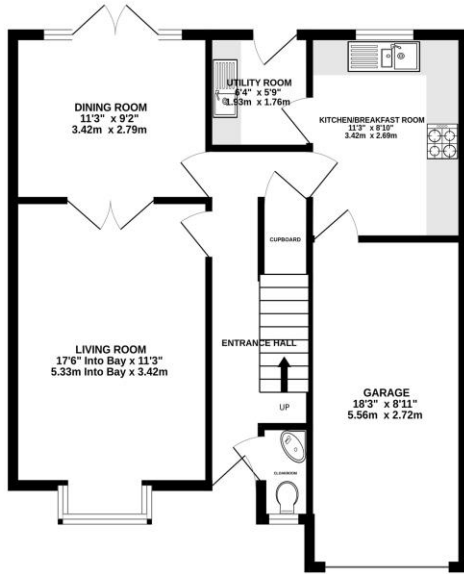
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#### Agents Note

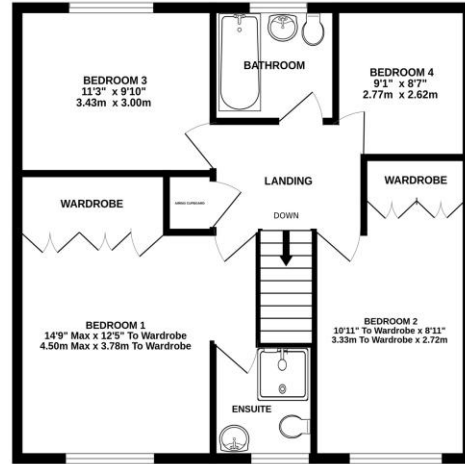
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



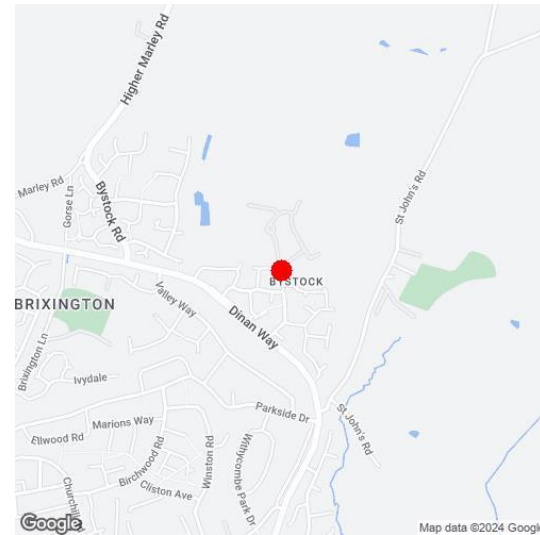
OLD BYSTOCK DRIVE, EXMOUTH

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 into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Proceed along Dinan Way and take the 4th turning left into Old Bystock Drive, where the property will be found at the end of the road, on left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	82
England & Wales	
EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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.