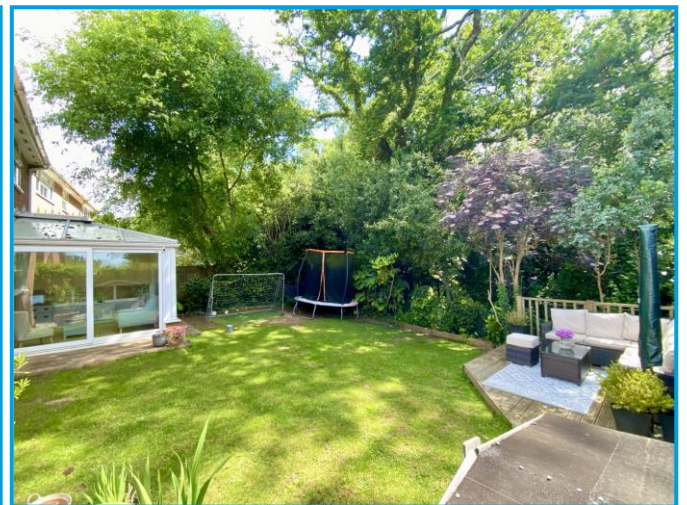


**Guide Price £579,950**  
**41 Canterbury Way, Exmouth, EX8 5QQ**



- Well Presented Detached House In Popular Location • Gas Central Heating & Double Glazing
- Cloakroom, Bay Fronted Living Room • 26` Kitchen / Dining Room • Sun Room, Utility, Study
- 4 Double Bedrooms, En - Suite Shower & Family Bathroom • Garage, Double Width Driveway, Private Rear Garden • NO ONWARD CHAIN



## Accommodation

### Ground Floor

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

#### Entrance Hall

Staircase rising to 1st floor with useful under stairs storage cupboard. Radiator. Wooden flooring. Smoke alarm. Doors leading to kitchen / dining room, utility and:

#### Living Room 20'6" (6.25m) Into Bay x 11'10" (3.61m)

Walk - in bay window to front. Fireplace with electric fire. Radiator. Double doors leading to:

#### Kitchen / Dining Room 26'6" (8.08m) x 11'10" (3.61m)

Window overlooking rear garden and doors leading to sun room, further uPVC double glazed door leading to rear porch. Good range of cupboard and drawer storage units with wooden work surfaces that incorporates a breakfast bar. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above and 2 eye level electric ovens to side. Integrated dishwasher. Space for American style fridge / freezer etc. Wooden flooring.

#### Rear Porch

uPVC double glazed external door leading to rear garden with windows to either side. Cupboard storage units with roll edged work surface.

#### Sun Room 10'5" (3.18m) x 9'6" (2.9m)

uPVC double glazed sliding patio doors leading to rear garden with windows to rear and side. Wall mounted electric panel heater. Wooden flooring.

#### Utility

Fitted storage cupboards and work surface. Space and plumbing for washing machine. Wooden flooring. Doors leading to study and:

#### Cloakroom

Obscure uPVC double glazed window to side. Modern white suite of low level WC and vanity wash hand basin. Radiator. Wooden flooring.

#### Study 13'5" (4.09m) x 7'1" (2.16m)

Velux window to front. Radiator. Wooden flooring. Door leading to garage.

### First Floor

#### Landing

Airing cupboard housing the gas fired Combi boiler, with slatted shelving, that supplies the central heating and domestic hot water. Access to insulated loft space. Smoke alarm. Doors leading to:

#### Bedroom 1 12'10" (3.91m) x 11'11" (3.63m)

Window to front with views towards Halden Hills. Built - in double wardrobe. Radiator. Door leading to:

#### En - Suite

uPVC double glazed window window size. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit over, low - level WC and wall mounted wash hand basin. Tiling to walls. Tiled flooring. Dual fuel heated towel rail.



**Bedroom 2 12'0" (3.66m) x 9'11" (3.02m)**

Window to rear. Built - in double wardrobe. Radiator.

**Bedroom 3 11'11" (3.63m) x 9'10" (3m)**

Window to rear. Built - in double wardrobe. Radiator.

**Bedroom 4 10'11" (3.33m) x 7'7" (2.31m)**

Window to front. Built - in double wardrobe. Radiator.

**Bathroom**

uPVC double glazed window to side. Suite comprising panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and wall mounted wash hand basin. Dual fuel heated towel rail. Tiled flooring.

**Externally**

The open plan Front Garden is laid to lawn. A double width, brick paved driveway provides off - road parking and leads to:

**Garage 17'8" (5.38m) x 8'3" (2.51m)**

Up and over door to front. uPVC double glazed personal door to rear leading to rear garden with window adjacent. Access to eaves storage space. Wall mounted electric trip switch fuse box. Power and light connected.

**Rear Garden**

The property has an enclosed and reasonably private Rear Garden with a decking area to the rear and a patio / decking area adjacent the property, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Hedge and timber panelled fenced boundaries. 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 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

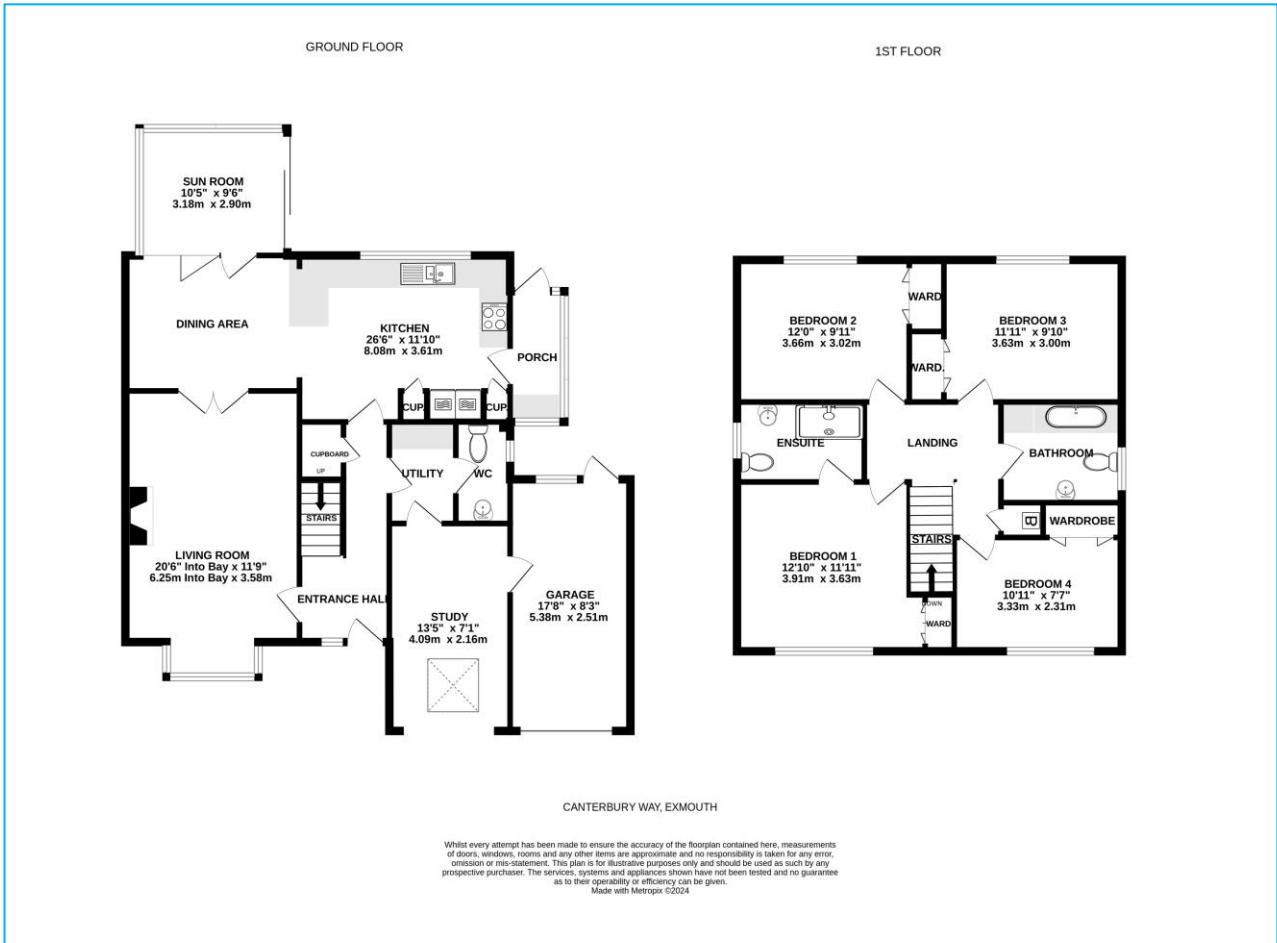
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

**Agents Note**

These are draft particulars and are awaiting vendors verification.

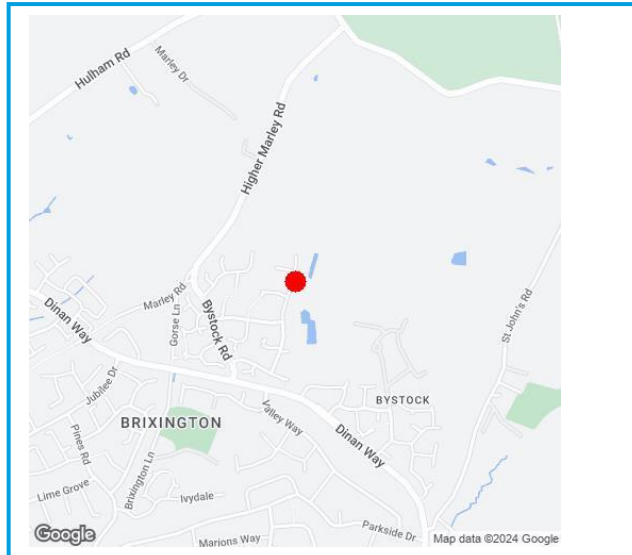




**Directions**

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 left into Bystock Road and second right into Truro Drive. Turn left into Canterbury Way 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		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.