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**LINKS**  
ESTATE AGENTS

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**Guide Price £399,950**  
**5 Withycombe Park Drive, Exmouth, EX8 4EJ**



- Detached Bungalow In Sought After Location • Gas central Heating & Double Glazing
- Living Room, Dining Room, Conservatory • Kitchen With Integrated Appliances • 2 Double Bedrooms & Shower Room • Garage With Double Width Driveway • Westerly Facing Rear Garden
- NO ONWARD CHAIN



## Accommodation

Step up to obscure uPVC double glazed front entrance door, with outside lighting, leading to:

### Entrance Hall

Radiator. Smoke alarm. Access to insulated and part boarded loft space via trap door with ladder that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation (PP was granted for a loft conversion in 1992). Useful part shelved storage cupboard. Doors leading to kitchen, bedrooms, shower room, garage and:

### Living Room 13'11" (4.24m) x 11'11" (3.63m)

Dual aspect having windows to front and side. Focal point of Stone fireplace. Radiator. Open archway leading to:

### Dining Room 9'11" (3.02m) x 8'6" (2.59m)

Window to side. Radiator. Double glazed sliding patio doors leading to:

### Conservatory 10'3" (3.12m) x 8'2" (2.49m)

uPVC double glazed windows to 3 sides. uPVC double glazed sliding patio door to side, leading to rear garden.

### Kitchen 9'11" (3.02m) x 9'10" (3m)

Obscure uPVC double glazed external door leading to rear garden with window adjacent. Good range of cupboard and drawer storage units with roll edged work surfaces and fully tiled walls. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double gas oven and grill to side. Integrated dishwasher, washing machine, microwave, fridge and freezer. Radiator.

### Bedroom 1 11'5" (3.48m) x 9'11" (3.02m) Max

Window to rear. Fitted triple wardrobe to 1 wall. Radiator.

### Bedroom 2 12'11" (3.94m) x 10'9" (3.28m)

Window to front. Radiator.

### Shower Room

Obscure uPVC double glazed window to rear. White suite of double shower cubicle with electric shower unit with fitted seat, hand grip and tiled walls. Low level WC. Pedestal wash hand basin. Tiled flooring. Radiator.





### Externally

The open plan Front Garden is laid to lawn, with a brick paved, double width driveway that provides off parking for 2 motor vehicles side by side and leads to:

### Garage 17'1" (5.21m) x 8'2" (2.49m)

Up and over door front. uPVC double glazed window to side. External door to side leading to rear garden. Gas and electric metres. Wall mounted electric trip switch fuse box. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

### Rear Garden

The property has an enclosed and reasonably private, Westerly facing rear garden with a patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. Steps then lead down to the remainder of the gardens, with a further patio area, lawn area and planted with shrub and herbaceous beds and borders. Timber fence and hedge boundaries. Outside Power Point. Outside water tap. Outside lighting. Useful undercroft storage area. Timber garden shed. 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 D

### Mortgage Assistance

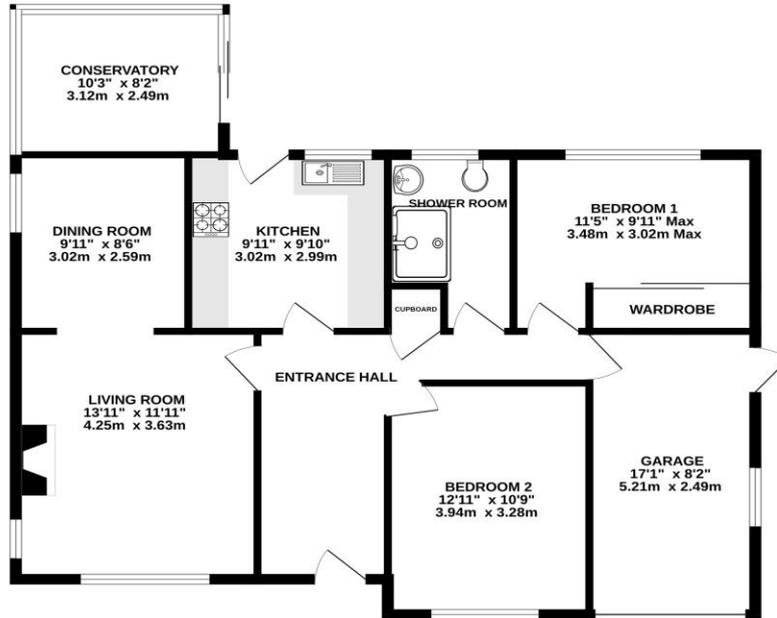
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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)



GROUND FLOOR



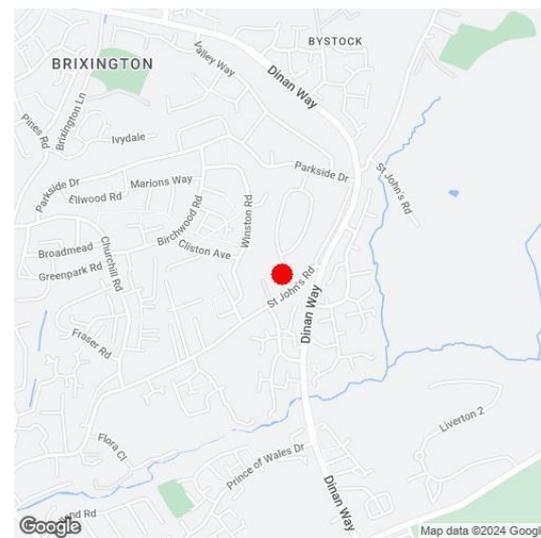
WITHYCOMBE PARK DRIVE, EXMOUTH

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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**Directions**

From our prominent Town Centre office, proceed out of town onto Salterton Road. After passing Tesco on the left hand side, and at the next set of traffic lights by Lidl, turn left into Dinan Way. Take the 3rd turning left into St Johns Road and first right into Withycombe Park Drive where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
(92-101) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	
EU Directive 2002/91/EC	
England & Wales	



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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.