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**LINKS**  
ESTATE AGENTS

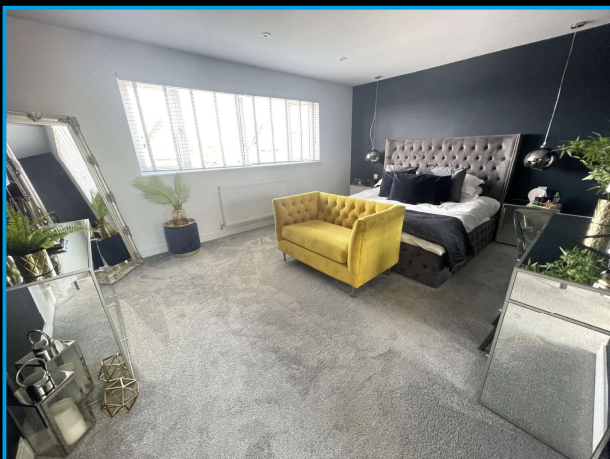
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**Guide Price £499,950**  
**77 Scott Drive, Exmouth, EX8 3LF**



• Stylish Remodelled & Extended Detached House • Stunning Interior & Exterior Presentation • Entrance Hall, Cloakroom & Living Room With Wood Burner • Fantastic, Open Plan Kitchen/Dining/Family Room With 2 x Bi-Folding Doors • 3 Double Bedrooms, Master With Walk-In Wardrobe & En-Suite • Utility Room, Garage/Store, Home Bar/Studio • Stylish, Southerly Facing Rear Garden • Internal Viewing Essential To Fully Appreciate





Paved steps with glass balustrades to the side, lead up to a composite front entrance door with a satin obscure glazed insert window, beneath a glass storm canopy leading to:

#### Ground Floor

##### Entrance Porch

Tiled flooring. Wall mounted coat hooks. Inset ceiling light. Part glazed door leading to:

##### Entrance Hall

Welcoming entrance hall that has a window to the side and a staircase rising to the first floor with modern glass balustrade. Upright radiator. Attractive herringbone flooring. Inset ceiling lights. Useful under stairs storage cupboard with built in shoe storage. Smoke alarm. High level, concealed electric trip switch. Glazed double doors leading through to the kitchen/dining/family room and doors leading to the living room, bedroom three and:

##### Cloakroom

Obscure glazed window to side. Modern fitted white suite, comprising of a hidden cistern WC. Wash hand basin with a mixer tap and a storage plan. Radiator. Tiled flooring. Inset ceiling lights.

##### Living Room 14'8" (4.47m) x 12'2" (3.71m)

Fantastic room that has a large window to the front. Stunning wood burning stove with exposed flue and a wood store below with a granite hearth. Attractive herringbone flooring. Radiator. Feature slatted wall panels. Inset ceiling lights.

##### Kitchen / Dining / Family Room 21'0" (6.4m) x 19'2" (5.84m)

A feature of this property is this stunning, open plan kitchen/dining/family room that oozes quality and boasts a large central island and two sets of bi-folding doors. This L-shaped room is the "hub of the house" and enjoys a southerly aspect, which allows for plenty of natural light to flood in to the property. The kitchen has been well planned and comprises of a range of floor standing and wall mounted, soft close, cupboard and drawer storage units with an attractive quartz work surface above. Matching central island that incorporates a small breakfast bar and that also has a built in five ring induction hob with an inset extractor fan with LED lighting above. To the main area of the kitchen are two built in eye level electric ovens, divided by a built in microwave and heater drawer. Built in fridge and freezer, wine cooler and a dishwasher. Inset, composite 1 1/2 bowl sink with a matte black mixer tap above an integrated drainer to the side. Glass splash back above the work surface. Inset ceiling lights and two hanging pendant lights to the breakfast bar. Attractive marble effect polish tiled flooring throughout this room. Triple bi-folding doors leading out to the rear garden from the kitchen area and double bi-folding doors from the family area. High level windows to the side and rear. Upright radiator and further radiator. TV point. Door leading to:

##### Utility Room 6'9" (2.06m) x 5'7" (1.7m)

Window to side. Built in storage cupboard with a quartz work surface above that incorporates an inset, composite single bowl sink with a mixer tap above. Space and plumbing for a washing machine and space for a tumble dryer beneath the work surface. Concealed wall mounted, gas fired, combination boiler, that supplies the gas central heating and domestic hot water. Attractive marble effect polished tiled flooring. Inset ceiling lights. Further built in storage.

##### Bedroom 3 11'11" (3.63m) x 7'10" (2.39m)

Window to front. Radiator. Inset ceiling lights.

#### First Floor

##### Landing

Smoke alarm. Inset ceiling lights. Part vaulted ceiling incorporating a Velux window to the front. Raised display area with access to the eaves storage cupboard. Doors leading to the shower room, bedroom two, and:

##### Master Bedroom 16'1" (4.9m) x 12'9" (3.89m)

A stunning master bedroom that has a large window to rear. Inset ceiling lights. Radiator. TV point. Two hanging feature pendant lights. Open to the En-Suite and:

##### Walk In Wardrobe 8'2" (2.49m) x 6'5" (1.96m)

Access to eaves storage and inset ceiling lights.





#### En-Suite

Another stunning feature of the property is the en-suite accessed from the master bedroom. Two Velux windows with integrated blinds to front. Attractive, extensive tiled walls and fully tiled flooring. A stylish and modern fitted four piece suite, comprising of a good sized free standing bath that has a mixer tap with shower attachment over. Walk-in, low profile, shower cubicle with sliding splash screen door, tiled splash backs and a thermostatically controlled overhead rainfall shower and a separate shower attachment. Low level WC. Wall mounted wash hand basin with storage drawers below and a wall mounted mirror above with integrated, sensor controlled, LED lighting. Heated towel rail.

#### Bedroom 2 10'5" (3.18m) x 9'6" (2.9m)

Window to rear. Radiator. Inset ceiling lights.



#### Shower Room

Obscure glazed window to side. Extensively tiled walls and flooring. Modern fitted suite comprises of a low profile, walk-in, shower cubicle that has double sliding splash screen doors, overhead rainfall shower and a separate shower attachment. Low level WC. Wall mounted wash hand basin with storage drawers below and a wall mounted mirror above with sensor controlled LED lighting. Heated towel rail. Inset ceiling lights. Extractor fan.

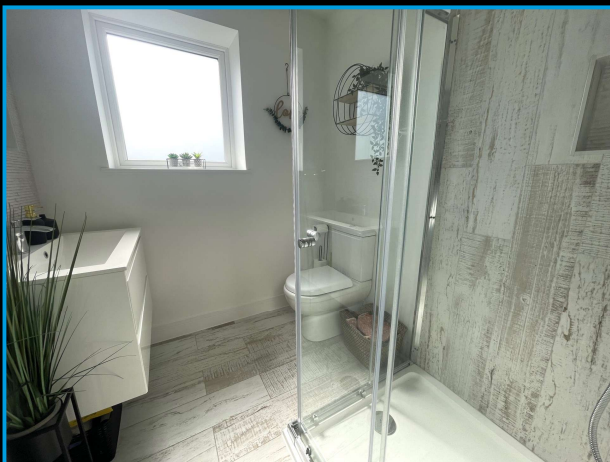
#### Externally

##### Front Of Property

To the front of the property is a double width driveway which provides off road parking. Laid adjacent to the front of the property is a paved patio area. The remainder of the garden is predominantly laid to a level lawn with a raised sleeper shrub bed to one side that has shrubs and is finished with slate shingle. Rendered and painted dwarf brick wall boundaries completes the stylish appearance at the front of this property. To the side of the property the driveway area continues leading to paved steps that lead up to the front door. Outside lighting, water tap and gas meter. Access to:

#### Garage/Store 10'8" (3.25m) x 8'5" (2.57m)

Electric roll up door to front. Window to side. Power and light connected.



#### Rear Garden

This property boasts a stunning, well planned and easy to maintain garden that enjoys a sunny southerly aspect and that has been planned to create a year round, usable space, ideal for outdoor entertaining and alfresco dining. Laid immediately adjacent to the rear of the property is a composite raised decked patio with integrated LED lighting. A step then leads down to an area artificial grass which intern provides access to a paved patio area with a central fire pit with decorative shingle surrounding. The five man hot tub that is in situ is included within the sale price. A paved pathway provides access to an outdoor shower. Ideal for when using the hot tub. Outside lighting. Front pedestrian access via a timber gate to side. Attractive larch baton fencing to the rear. Timber fence boundary to the side. Outside power points. Double opening French doors, provide access to:

#### Home Bar/Studio/Home Office 15'11" (4.85m) x 8'4" (2.54m)

A excellent addition to the property. This space is currently set up as a home bar, however, the space could be utilised as a home office or studio. The room has attractive herringbone tiled flooring throughout. There is currently built in work surfaces with storage cupboards below in the bar area with wall mounted display shelving and tiled splash backs to one end. Electric upright radiator. Feature panelled walls. Inset ceiling lights. Inset ceiling speakers.

#### Tenure

The property is FREEHOLD

#### Services

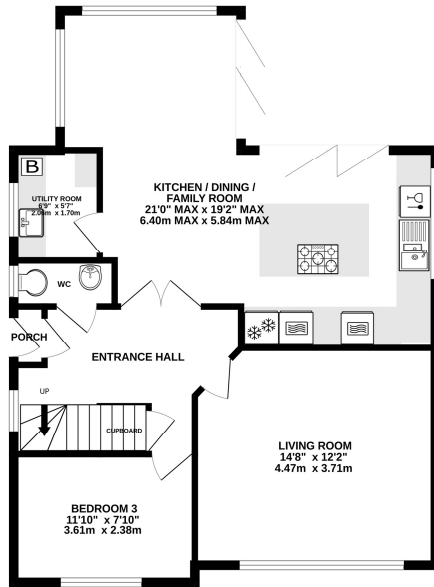
All mains services are connected. Council Tax Band D. The property is on a water meter.

#### Agents Notes

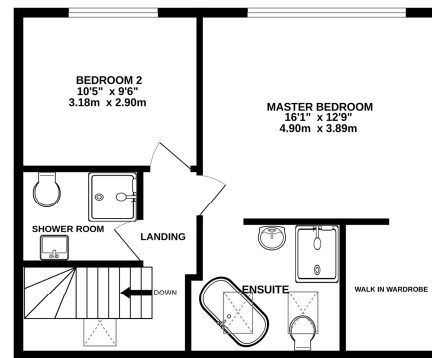
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



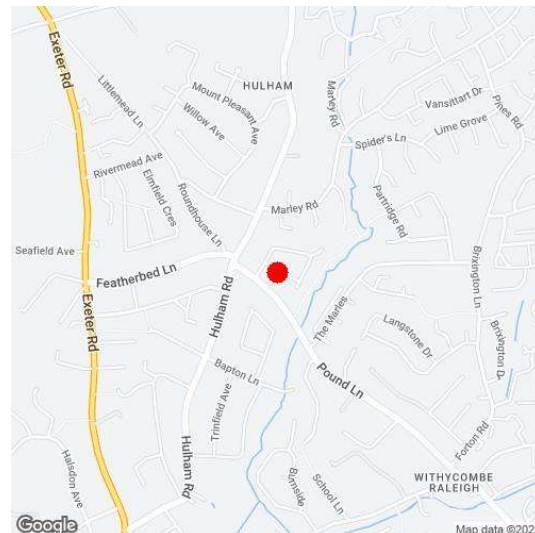
SCOTT DRIVE, EXMOUTH

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 down Rolle Street and take a left at the first roundabout and then a right at the next heading along Marine Way. Continue into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Continue up Hulham Road, turning right at the mini roundabout into Pound Lane. Turn left into Scott Drive and then immediately right, where the property will be found on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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.