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**LINKS**  
ESTATE AGENTS

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**Guide Price £650,000**

**The Leys, 63 Douglas Avenue, Exmouth, EX8 2HG**



- 4 - 5 Bed Detached Chalet Style Property • Gas Central Heating & Double Glazing • GF: Sitting Room, Dining Room, Kitchen / Breakfast Room • Study, Utility, 2 Double Bedrooms, Shower Room & Cloakroom • FF: 2 - 3 Bedrooms & Bathroom • Landscaped, Mature & Private Rear Garden • Garage, Driveway, Maer Valley Views • Viewing Strongly Advised



## Accommodation

### Ground Floor

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

#### Entrance Porch

Obscure glazed door leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. 2 Radiators. Wall mounted central heating thermostat. Doors leading to:

#### Cloakroom

Obscure uPVC double glazed window to front. Suite of concealed cistern WC.

#### Sitting Room 22'5" (6.83m) x 11'11" (3.63m)

uPVC double glazed external door leading to rear garden with 2 uPVC double glazed windows to rear. 2 radiators. Sliding doors leading to:

#### Kitchen / Breakfast Room 18'6" (5.64m) x 10'8" (3.25m)

uPVC double glazed bay window to front and further uPVC double glazed window to front both gaining views of surrounding countryside / Maer Valley. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash back's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Electric cooker point. Space and plumbing for dishwasher. Wall mounted, gas fired boiler that supplies the central heating and domestic hot water. Radiator. Tiled flooring. Door leading to:

#### Dining Room 11'10" (3.61m) x 8'10" (2.69m)

uPVC double glazed window to front gaining those views of the Maer Valley. Door leading to:

#### Study 10'10" (3.3m) x 4'10" (1.47m) To Wardrobe

uPVC double glazed window to rear. Range of fitted storage cupboards to one wall. Radiator.

#### Utility Room 7'9" (2.36m) x 6'10" (2.08m)

uPVC double glazed external door leading to rear garden with window adjacent. Cupboard and drawer storage units with roll edged work surfaces. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for appliances. 2 useful storage cupboards.

#### Bedroom 2 13'10" (4.22m) x 11'2" (3.4m)

uPVC double glazed window to front gaining those lovely Maer Valley views. Built - in double wardrobe. Radiator.

#### Bedroom 3 13'10" (4.22m) x 11'2" (3.4m)

uPVC double glazed window to rear. Range of fitted wardrobes and drawer storage units. Radiator.

#### Shower Room

Obscure uPVC double glazed window to front. White suite of triple shower tray with temperature controlled shower unit and vanity wash hand basin. Fully tiled walls and floor. Radiator.

### First Floor

#### Landing

uPVC double glazed window to rear. Radiator. Smoke alarm. Useful bulkhead storage cupboard. Walk - in airing cupboard





housing the hot water tank with slatted shelving. Access to eaves storage space. Doors leading to:

**Bedroom 1 18'7" (5.66m) x 15'1" (4.6m)**

Dual aspect having 2 uPVC double glazed windows to rear and uPVC double glazed window to side gaining those Maer Valley views. Fitted double wardrobe with mirror fronted sliding doors. Further built - in wardrobe. Range of fitted drawer storage units to 1 wall. Radiator.

**Bedroom 4 & Bedroom 5 15'2" (4.62m) x 10'8" (3.25m)**

Dual aspect having uPVC double glazed window to rear and uPVC double glazed window to front gaining those far reaching Maer Valley views. 2 radiators. Please note there is a half partition wall and two doors leading to the landing where this room could be split into two separate rooms if required.

**Bathroom**

Obscure uPVC double glazed window to front. Suite comprising panelled bath, low-level WC and vanity wash hand basin. Fully tiled walls and floor. Radiator.

**Externally**

The property is approached via a 'drive in and out' driveway that provides off road parking for several motor vehicles. The landscaped Front Garden is planted to provide year round interest and colour. Steps then lead up to the front entrance door / Balcony. Outside lighting. Driveway gives access to:

**Garage 18'6" (5.64m) x 13'7" (4.14m)**

Remote up and over door to front. Wall mounted gas and electric meters. Wall mounted electric trip switch fuse box. Power and light connected.

**Rear Garden**

A feature of the property is the terraced, landscaped and private Rear Garden. The gardens have been created to provide lovely areas for sitting with an abundance of year round interest and colour from all the various shrub and herbaceous beds & borders. There are also many specimen trees and foliage. Immediately adjacent the property is a good size patio area and a useful store room. Steps then lead up to the next area of garden, again having a patio area and decorative stone chipping area. More steps then lead up to remainder of the gardens again with various patio areas and planting. To the rear of the garden, this final seating area affords fantastic views of the surrounding Maer Valley Countryside. 2 Outside water taps. Outside lighting. Front pedestrian access to side of property via timber garden gate. To the rear of the garden is a timber summer house.

**Tenure**

The property is FREEHOLD

**Services**

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

**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**

- STUDY: 10'10" x 4'10" (3.30m x 1.47m)
- SITTING ROOM: 22'5" x 11'11" (6.83m x 3.64m)
- KITCHEN/BREAKFAST ROOM: 18'6" x 10'8" (5.64m x 3.25m)
- DINING ROOM: 11'10" x 8'10" (3.61m x 2.69m)
- HALLWAY
- UTILITY ROOM
- BEDROOM 3: 13'10" x 11'2" (4.22m x 3.40m)
- BEDROOM 2: 13'10" x 11'2" (4.22m x 3.40m)
- BALCONY

**1ST FLOOR**

- BEDROOM 1: 18'7" x 15'1" (5.66m x 4.60m)
- LANDING
- BEDROOM 4: 15'2" Max x 10'8" Max (4.62m Max x 3.25m Max)
- BEDROOM 5

DOUGLAS AVENUE

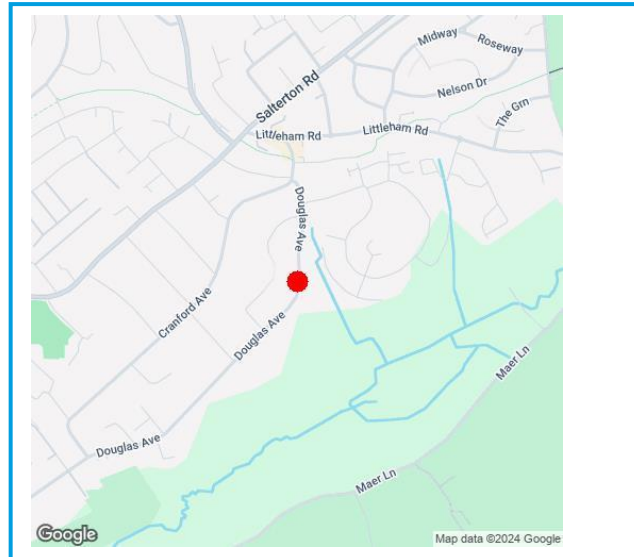
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### Directions

From our prominent Town Centre office, proceed into Rolle Street and continue into Rolle Road, proceed straight ahead at the roundabout, then bear left, past The Deaf Academy, into Douglas Avenue. After passing Dunsford Close, the property will be found on the 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		
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.