

**Guide Price £539,000**

**198 Withycombe Village Road, Exmouth, EX8 3BD**



- Good Sized, 4 Bedroom Semi Detached Chalet Style Property • Tucked Away Position Yet Handy For Amenities • Gas Central Heating & uPVC Double Glazing Throughout • Living Room With Wood Burner, Modern Kitchen/Dining Room • 29 Foot Family Room / Entertaining Room • Ground Floor Shower Room & First Floor Bathroom • Gardens Including Outdoor Kitchen, Good Amount Of Parking
- Viewing Essential To Appreciate The Property & Outside Space On Offer





Steps lead up to composite front entrance door, with a matching panel to the side and with courtesy lighting, leading to:

## Ground Floor

### Entrance Hall

L shaped hallway. High level electric trip switch fuse box. Wooden flooring. Smoke alarm. 2 x useful built in storage cupboards. Coved ceiling. Radiator. Smoke alarm. Open to the kitchen/dining room and doors leading to the family room, 2 bedrooms, family bathroom and:

### Living Room 16'6" (5.03m) x 11'11" (3.63m)

Large window to front. Attractive wood burner, within a fireplace surround having a tiled back, Slate hearth and an Oak beam above. Radiator. Coved ceiling.

### Kitchen/Dining Room 27'2" (8.28m) Max x 11'6" (3.51m) Max

A great, sociable space. Dual aspect with windows to side and rear, as well as double opening French doors to the side leading out to the rear garden. Skylight. Good range of modern fitted cupboard and drawer storage units with Quartz work surfaces, matching breakfast bar. Inset single sink and drainer unit with a mixer tap including instant boiling water. Built in 5 ring Induction hob with an extractor hood above and an eye level electric oven and grill plus electric oven / microwave oven to side. Integrated dishwasher and washer dryer. Wooden flooring. 2 plinth heaters. Useful built in storage cupboard and useful under stairs storage cupboards. Radiator.

### Bedroom 2 11'11" (3.63m) x 10'10" (3.3m)

Dual aspect room with windows to front and side. Radiator. Fitted double wardrobe.

### Bedroom 3 10'8" (3.25m) x 6'6" (1.98m)

Window to rear. Radiator. Coved ceiling.

### Family Room 29'6" (8.99m) Max x 18'8" (5.69m) Max

A large, entertaining space with dwarf brick walls and uPVC double glazed windows to front, side and rear and double opening French doors, leading out to the rear garden. Insulated roof with 4 skylights. 2 x Radiators. Fitted brick built bar. Tiled flooring.

### Shower Room

2 obscure glazed windows to rear. Modern fitted white suite comprising of a triple shower tray, splash screen and thermostatically controlled shower unit, splash backs to ceiling height. Low level WC. Vanity wash hand basin. Shaver socket. Heated towel rail. Attractive, fully tiled walls and flooring.

## First Floor

### Landing/Study Area 12'5" (3.78m) Max x 7'10" (2.39m) Max

Velux window to rear. Access to insulated loft space. Inset ceiling lighting. Smoke alarm. Doors leading to:

### Bedroom 1 14'6" (4.42m) Max x 14'5" (4.39m) Max

Window to front. Radiator. Built in double wardrobe with sliding mirrored doors. Inset lighting.

### Bedroom 4 15'4" (4.67m) x 7'4" (2.24m)

2 x Velux windows to side. Built in storage cupboard. Access to eaves storage. Cupboard housing a wall mounted, gas fired combi boiler, supplying the gas central heating and domestic hot water. Part sloped ceilings.



### Bathroom

Velux window to rear. 4 piece white suite of panelled bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Inset ceiling lights. Fully tiled walls and floor. Shaver socket. Radiator.

### Externally

A real feature of this property is the outside space that it benefits from. There is a sweeping driveway that runs along the front of the property (1 neighbour has access over) and breaks off up towards the rear of the property. The reinforced concrete driveway then allows for an ample amount of parking for motor vehicles, boats, caravans or motor homes. There is also a good sized timber workshop (with light), garden shed and log store.

To the front of property there is a terraced area of garden that also incorporates a large pond. There is then a lawn laid immediately to the front of the property, along with mature shrubs and trees that help to provide natural screening from neighbouring properties.

The principle area of gardens are to the rear and side of the property. There is paved patio laid adjacent to the rear, that provides an excellent area for outdoor dining and sitting during finer weather, the hot tub is included in the sale. Outside power points. Outside water tap. The property also benefits from:

### Outdoor Kitchen 23'0" (7.01m) x 9'0" (2.74m)

A fantastic, covered, entertaining space which includes an outdoor oven, seating and log burner. Power and lighting.

### Tenure

The property is FREEHOLD

### Services

All main services are connected. 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

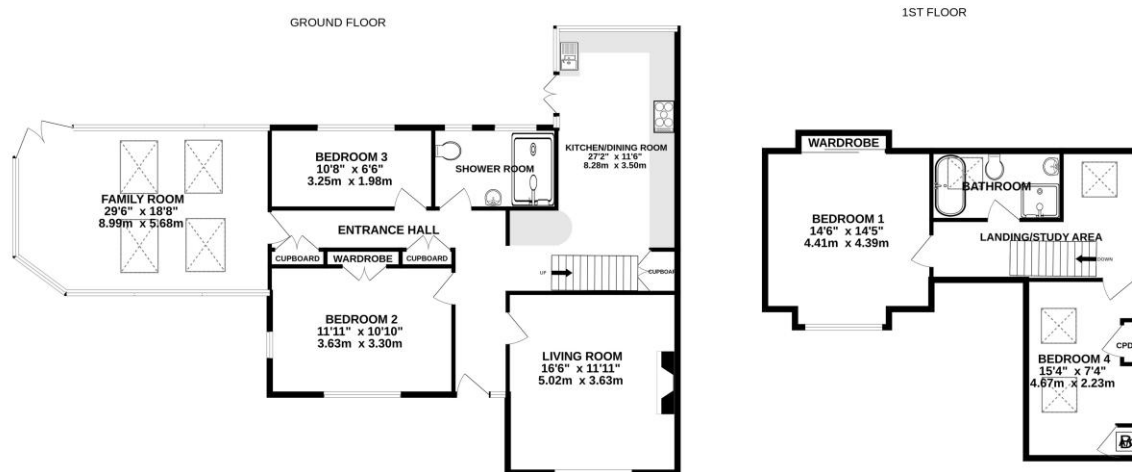
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

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





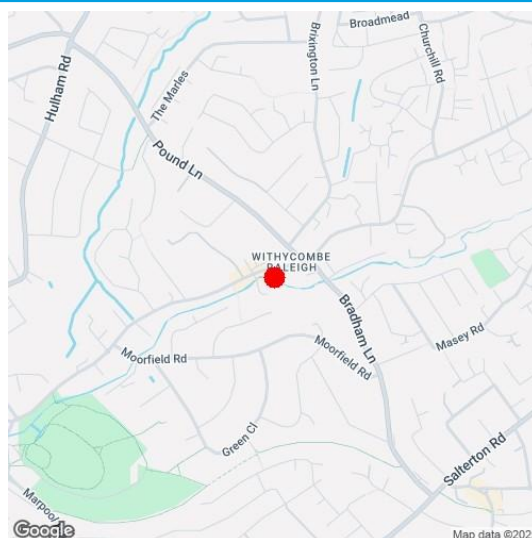
WITHYCOMBE VILLAGE ROAD, EXMOUTH

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, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road where the turning for the property will be found on the right hand side, opposite Vospers, and located to the far left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	63
D (55-68)	
E (39-54)	37
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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.