

01395 222350

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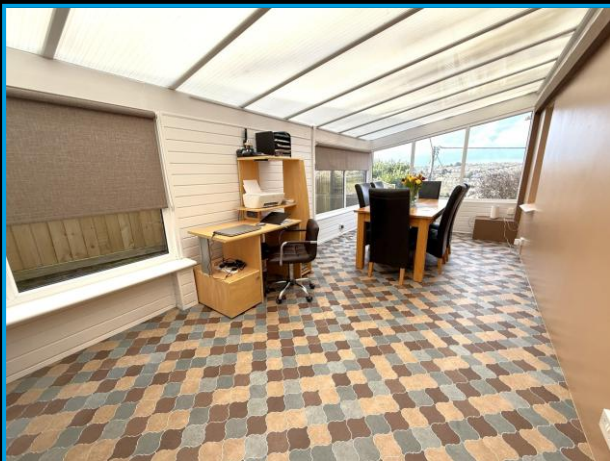
exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £385,000

54 Masey Road, Exmouth, EX8 4AR



- 4 Double Bedroom Detached Chalet Style House • Gas Centrally Heated / Air Source Heated & uPVC Double Glazed • Large Living / Dining Room and Conservatory • Kitchen • GF: 2 Bedrooms & A Bathroom • FF: 2 Bedrooms & A Shower Room • Open Aspect Views. Enclosed Rear Garden • NO ONWARD CHAIN



A part stepped and part sloped pathway leading to a glazed timber entrance door with a matching window panel aside leading to:

Ground Floor

Entrance Porch

Tiled flooring. Wall mounted coat hooks. High level electric meter. Part obscure uPVC front entrance door with matching windows to both sides, leading to:

Entrance Hall

Staircase rising to the first floor. Solid wood flooring. Radiator. Coved ceiling. Smoke alarm. Useful under stairs recess space. Doors leading to 2 bedrooms, bathroom, kitchen and:

Living / Dining Room 22'9" (6.93m) Max x 11'11" (3.63m) Max

Large triple aspect room with sliding patio doors to the front that enjoys an open outlook and leads to a paved patio. Window to side and a window to rear. 2 Radiators. Fireplace recess. Solid bamboo flooring. Coved ceiling. Door to:

Conservatory 22'4" (6.81m) x 9'5" (2.87m)

An excellent addition to the property that is a good size and that has windows to side and to the front, that again enjoys fantastic open aspect views. Cupboard that has space and plumbing for a washing machine and a further appliance space to the side. Wall mounted air source heating and air-conditioning unit. Part glazed door leading out to the rear garden.

Kitchen 14'1" (4.29m) x 5'11" (1.8m)

Window to rear. uPVC part glazed door leading out to the rear garden. Good range of wall mounted and floor standing cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring electric hob with an electric oven below and extractor hood above. Inset, stainless steel, single sink and drainer unit with mixer tap above. Space and plumbing for a dishwasher. Two spaces that allow for an upright fridge and freezer. Vinyl flooring.

Bedroom 1 11'11" (3.63m) x 10'0" (3.05m)

Window to front that again enjoys fantastic open aspect views. Wall mounted air source heating and air-conditioning unit.

Bedroom 4 10'0" (3.05m) x 7'1" (2.16m)

Window to front that again enjoys fantastic views. Laminate flooring. Radiator.

Bathroom

Obscure glazed window to rear. Fully tiled walls and flooring. Panelled bath that has a mixer tap. Low level WC. Wall hung wash hand basin that has a large mirrored medicine cabinet above. Extractor fan. Heated towel. Inset ceiling lights.

First Floor

Landing

Airing cupboards that have slatted shelving, small radiator and that houses a wall mounted gas fired combination boiler. Smoke alarm. Doors leading to shower room bedroom three and:

Bedroom 2 14'9" (4.5m) Max x 11'2" (3.4m) Max

A dual aspect room that has a window to side and a window to the front that again takes advantage of the views that this property has to offer. Wall mounted air source heating and air conditioning unit.

Bedroom 3 14'8" (4.47m) x 10'10" (3.3m)

Dual aspect room that has a window to side and a window to front



which again has views. Two useful built in storage cupboards. Laminate flooring. Small built in wardrobe with display above. Access to eaves storage space.

Shower Room

Modern fitted white suite that comprises of a circular shower cubicle that has tiled splash backs to ceiling height and a thermostatically controlled shower above. Low level WC (Sani flow). Pedestal wash hand basin. Access to eaves storage. Tile flooring. Heat towel rail. Extractor fan. Insect ceiling lights.

Externally

Front Garden

To the front of property is a tiered garden that has steps and a pathway that lead up from the pavement to the front entrance door. Shrub beds.

Rear Garden

The rear of the property is an enclosed garden that has a paved patio laid adjacent to the property, ideal for outdoor dining and sitting during fine weather. The remainder of the garden, that enjoys a good degree of sunshine, is then arranged over two tiers and will require some landscaping work. Timber fence boundaries. Front pedestrian access via a timber garden gate to the side of the property. Outside light and water tap.

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 notes, these are draft particulars and they are awaiting vendors verification. The property previously was granted planning permission (now expired) for a hard standing driveway to created at the front.

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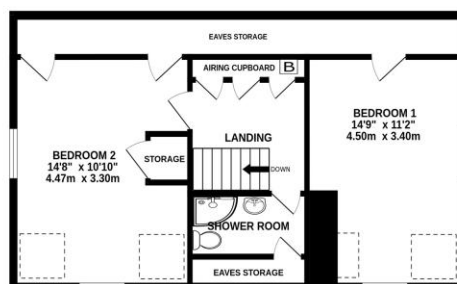
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GROUND FLOOR



1ST FLOOR



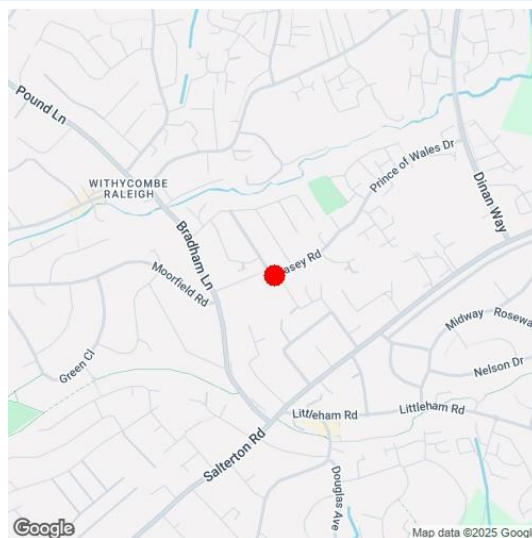
54 MASEY ROAD

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

Leaving Exmouth along Salterton Road, at Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and then take the second right into Masey Road, where the property will be found at the top of the hill, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		47
(55-68) D		
(39-54) E		47
(21-38) F		
(1-20) G		
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

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.

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