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**LINKS**  
ESTATE AGENTS

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**Guide Price £399,950**  
**60 Canterbury Way, Exmouth, EX8 5QQ**



- Detached House In Sought After Residential Location • Gas Central Heating & uPVC Double Glazing • Ground Floor Cloakroom, Living Room • Good Sized Kitchen / Dining Room • 4 Bedrooms All Having Storage • Master En - Suite & Bathroom • Detached Garage, Driveway, Private Rear Garden • Viewing Advised





## Ground Floor

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

## Entrance Hall

Window to side. Stair case rising to first floor with under stairs storage cupboard. High level electric trip switch fuse box. Radiator. Telephone point. Wall mounted central heating thermostat. Amtico flooring. Smoke alarm. Coved ceiling. Doors leading to living room, kitchen / dining room and:

## Cloakroom

Window to side. Modern white suite comprising low level WC and vanity wash hand basin. Tiled splash backs. Amtico flooring. Radiator. Coved ceiling.

## Living Room 18'9" (5.72m) x 11'3" (3.43m)

uPVC double glazed sliding patio doors leading to rear garden, window adjacent. Fitted gas fire within a fireplace surround. 2 Radiators. Dado rail. Coved ceiling.

## Kitchen / Dining Room 18'9" (5.72m) x 12'8" (3.86m) Into Bay

Walk - in uPVC double glazed bay window to front, further window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and single drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for washing machine. Integrated fridge. 2 Radiators. TV point. Dado rail. Amtico flooring

## First Floor

## Landing

Access to insulated loft space. Airing cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Smoke alarm. Coved ceiling. Doors leading to:

## Bedroom 1 10'1" (3.07m) To Wardrobe x 9'6" (2.9m)

Window to front with an open outlook. Built - in wardrobes with hanging rails and shelving. Radiator. Coved ceiling. Door leading to:

## En - Suite

Obscure glazed window to side. White suite comprising shower cubicle with electric shower unit, WC with concealed cistern and vanity wash hand basin. Fully tiled walls. Heated towel rail. Shaver socket. Extractor fan. Inset ceiling lights. Coved ceiling.

## Bedroom 2 11'5" (3.48m) x 7'8" (2.34m) Plus Recess

Window to rear. Built - in wardrobe with hanging rail and shelving, further storage cupboard. Radiator. Coved ceiling.

## Bedroom 3 9'1" (2.77m) x 6'9" (2.06m)

Window to rear. Built - in wardrobes with hanging rail and shelving. Radiator. Coved ceiling.



#### **Bedroom 4 8'0" (2.44m) x 6'11" (2.11m)**

Window to front. Built - in shelved storage area. Radiator. Coved ceiling.



#### **Bathroom**

Obscure glazed window to side. White suite comprising panelled bath with thermostatically controlled shower unit over. Concealed WC. Vanity wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Coved ceiling.

#### **Externally**

The easy to maintain Front Garden is laid to artificial grass and wraps around the front and side of the property. Small brick wall boundary. Outside meter boxes. To the rear of the property, a driveway provides off road parking and leads to:

#### **Detached Garage 20'5" (6.22m) x 9'6" (2.9m)**

Up and over door to front. Under eaves storage space. Personal door to rear garden. Power and light connected.

#### **Rear Garden**

The property has an enclosed and private Rear garden, which again has ease of maintenance in mind. There is a brick paved patio area adjacent the property, with a further patio area to the rear, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to artificial lawn. Brick paved pathway leads to the garage. Brick wall and timber fence boundaries. Front and rear pedestrian access via timber garden gates.



#### **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

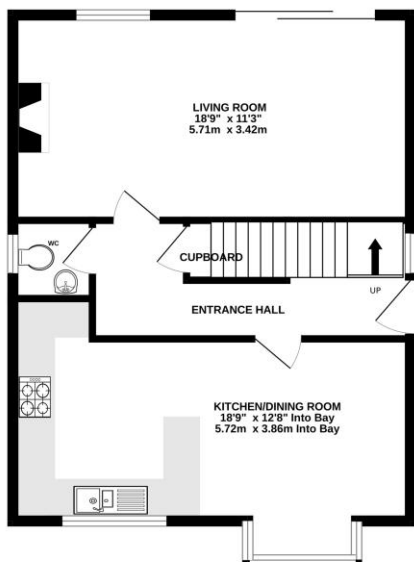
Your home may be repossessed if you do not keep up repayments on your mortgage

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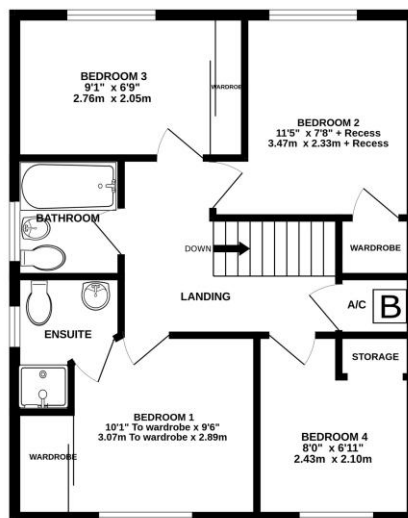




GROUND FLOOR



1ST FLOOR



CANTERBURY WAY, EXMOUTH

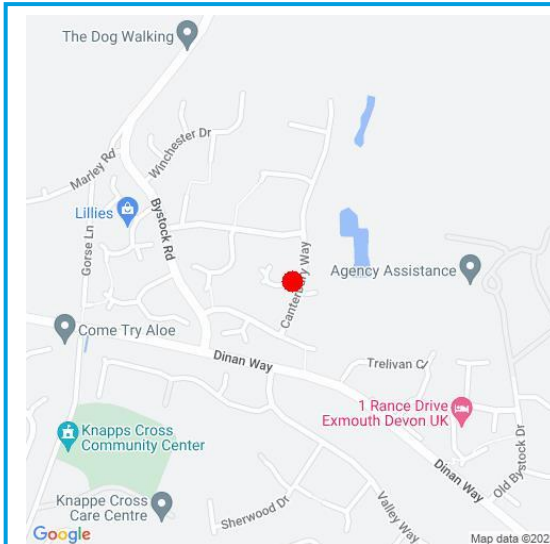
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 onto Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and then the first turning right into Gloucester Road. Turn left into Canterbury Way where the property will be found on the left hand side, just past Oxford Close.

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>		63	
(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	



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.