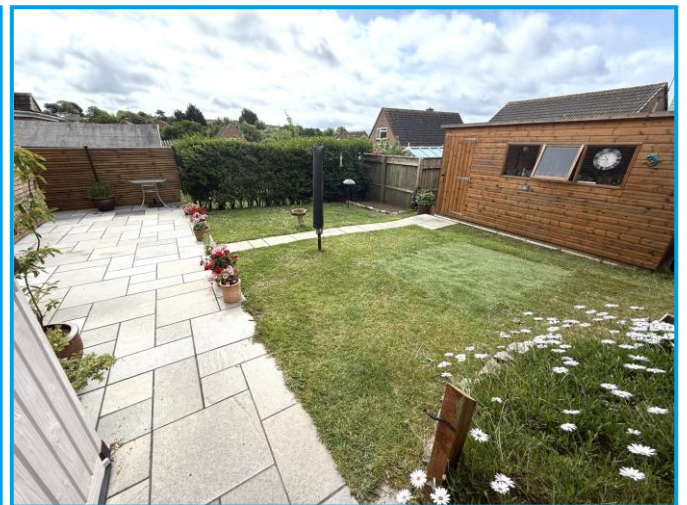


**Guide Price £450,000**  
**14 Scott Drive, Exmouth, EX8 3LF**



- Extended & Well Presented Detached Bungalow • Gas Central Heating & Double Glazing
  - Cloakroom / WC, Living Room • Dual Aspect Kitchen / Dining Room, Utility Room
- 2 Double Bedrooms • Master Bedroom having Wardrobes & En - Suite Bathroom • Further Shower Room
  - Garage, Driveway Parking, Southerly Facing Rear Garden





## Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

### Entrance Porch

Steps leading up to a composite front entrance door which then leads to:

### Entrance Hall

Wall mounted central heating thermostat. Radiator. Useful storage cupboard which includes the gas meter. Smoke alarm. Cupboard housing the electric trip switch fuse box and electric meter. Access to insulated and part boarded loft space, with light, via trap door with ladder. The loft also has the gas fired boiler and hot water tank. Subject to gaining the correct planning permissions, the loft could be converted to provide further living accommodation, if required. Doors leading to living room, kitchen / dining room, both bedrooms, shower room and:

### Cloakroom

Obscure uPVC double glazed window to side. Modern fitted white suite of concealed cistern WC and vanity wash hand basin. Radiator.

### Living Room 14'11" (4.55m) x 12'8" (3.86m)

uPVC double glazed window to front. Focal point of fitted coal effect electric fire within a fireplace surround having a marble back and hearth with a wooden mantle and surround. Radiator.

### Kitchen / Dining Room 19'5" (5.92m) x 14'10" (4.52m)

Dual aspect having obscure uPVC double glazed window to side and uPVC double glazed window to rear overlooking the rear garden. Good range of modern matching cupboard and drawer storage units with roll edged work surfaces and matching up stands. Matching island including breakfast bar. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring induction hob with filter hood above and eye level electric oven and microwave opposite. Integrated slimline dishwasher. Further space for freestanding fridge / freezer etc. 2 radiators. Door leading to:

### Utility Room 6'10" (2.08m) x 5'5" (1.65m)

Obscure uPVC double glazed external door to rear leading to rear garden, uPVC double glazed window adjacent. Space and plumbing for washing machine.

### Bedroom 1 22'8" (6.91m) x 9'8" (2.95m) To Wardrobe

uPVC double glazed window to rear. 2 built - in double wardrobes with hanging rails and shelving. Further useful built - in linen cupboard with electric heater and slatted shelving. 2 Radiators. Door leading to:

### En - Suite Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with mixer tap and shower attachment, concealed cistern WC and vanity wash hand basin. Splashback's to wall. Dual fuel heated towel rail. Extractor fan.



**Bedroom 2 11'11" (3.63m) x 7'10" (2.39m)**  
uPVC double glazed window to front. Radiator.

#### Shower Room

uPVC double glazed window to side. Modern fitted white suite of triple shower tray with electric shower unit over and splash back's to ceiling height. Vanity wash hand basin. Dual fuel heated towel rail.

#### Externally

The property has a level and easy to maintain Front Garden which is laid mainly to shingle with a low brick wall boundary to the front and Flagstone patio area immediately adjacent the property. Outside power points. A double width driveway provides ample off road parking to the front plus a further driveway leading to the garage, they provide ample off road parking for several motor vehicles. Outside water tap.

#### Garage 16'8" (5.08m) x 8'6" (2.59m)

Up and over door front. Window to side. Power and light connected.

#### Rear Garden

The property has an enclosed and Southerly facing Rear Garden, with a patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders. There is a good sized timber garden shed with power and light connected. Front pedestrian access to side of property via timber garden gate.

#### 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

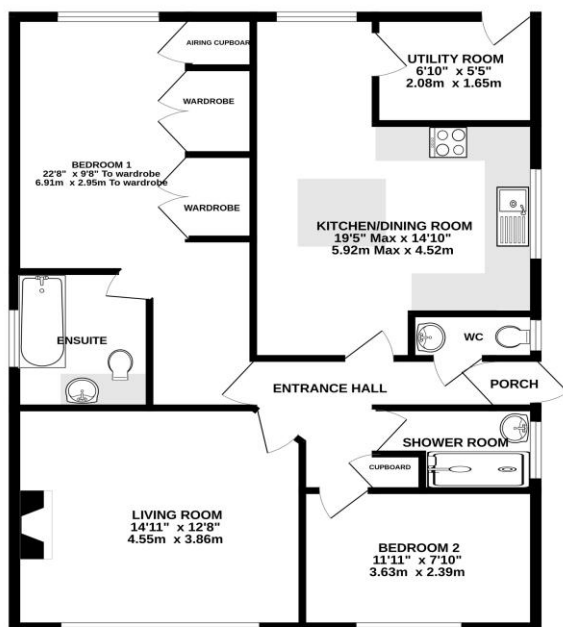
Your home may be repossessed if you do not keep up repayments on your mortgage

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## GROUND FLOOR



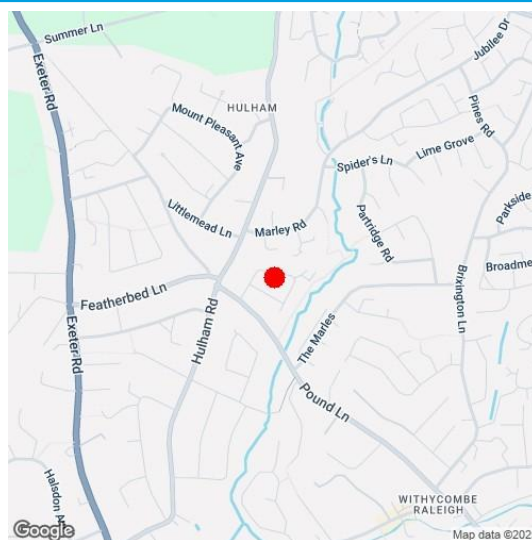
SCOTT DRIVE, EXMOUTH

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
Made with MetreX 12/2025

**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, passing Exmouth Train Station. 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 follow the road around and the property will be found on the right hand side.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 85        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 72        |
| (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     |         |           |



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.