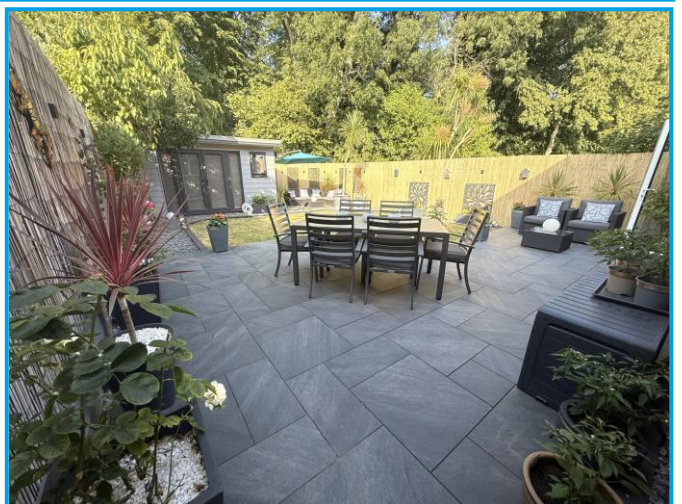
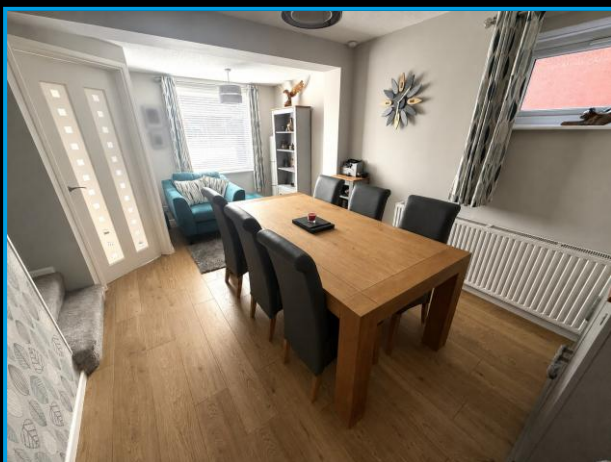


Guide Price £475,000
66 Valley Way, Exmouth, EX8 4RL



- Updated & Well Presented 4 Bedroom Detached House • Gas Central Heating & Double Glazing
- Ground Floor Shower Room / WC • Living Room, Dining Room & Kitchen / Breakfast Room
- 4 First Floor Bedrooms & Modern Bathroom • Integral Garage & Driveway Parking • Landscaped Rear Garden & Detached Studio • Viewing Recommended



Accommodation

Ground Floor

Composite front entrance door leading to:

Entrance Hall

Wooden flooring. Personal door to garage and obscure glazed door leading to:

Dining Room 16'4" (4.98m) x 10'0" (3.05m)

Dual aspect having uPVC double glazed window to front and side. Staircase rising to first floor with useful under stairs storage cupboard. Wooden flooring. Radiator. Wall mounted electric trip switch fuse box. Wall mounted central heating thermostat. Open to:

Inner Hallway

Doors leading to living room, kitchen / breakfast room and:

Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and wall mounted wash hand basin. Tiled flooring. Heated towel rail. Extractor fan.

Living Room 19'0" (5.79m) x 11'9" (3.58m)

uPVC double glazed bi - fold doors leading to rear garden. Focal point of Stone fireplace with coal effect gas fire. Radiator.

Kitchen / Breakfast Room 14'3" (4.34m) x 9'6" (2.9m)

uPVC double glazed window to rear and obscure uPVC double glazed external door to side. Good range of Solid Oak fronted cupboard and drawer storage units with roll edged work surfaces, including breakfast bar and tiled splashback's. Composite one and a half bowl sink with single drainer unit and mixer tap. Built in 5 ring Neff gas hob with filter hood above and Neff eye level double electric oven and grill to side. Integrated dishwasher. Space and plumbing for washing machine. Pull out breakfast bar. The American style fridge / freezer and wine cooler in situ are both included in the sale. Radiator. Tiled flooring.

First Floor

Landing

Access to insulated and boarded loft space via trap door with ladder. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, slatted shelving. Doors leading to:

Bedroom 1 13'2" (4.01m) x 10'1" (3.07m)

uPVC double glazed window to front. Built - in double wardrobe. The freestanding wardrobes in situ are included in the sale. Radiator.

Bedroom 2 12'8" (3.86m) x 10'0" (3.05m)

uPVC double glazed window to rear. The freestanding wardrobes in situ are included in the sale. Radiator.

Bedroom 3 8'10" (2.69m) Plus Recess x 6'10" (2.08m)

uPVC double glazed window to rear. Radiator.



Bedroom 4 9'1" (2.77m) x 7'1" (2.16m)

uPVC double glazed window to front. Built - in double wardrobe. Radiator.

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. Fully tiled walls. Heated towel rail. Shaver socket.

Externally

The open plan Front Garden is laid to lawn, with the brick paved driveway provides ample off road parking which also leads to:

Garage 16'8" (5.08m) x 8'4" (2.54m)

Remote roll up and over door to front. Power and light connected. Personal door leading to entrance hall.

Rear Garden

The property has a good sized level and enclosed Rear Garden, including an extensive Porcelain tiled patio area immediately adjacent the property, ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn, with a shingle area to the rear again ideal for outdoor dining and sitting during fine weather. Timber panelled fenced boundaries. Outside water tap. Outside meter boxes. Outside power points. Front pedestrian access to side of property via timber garden gate. Within the rear garden is:

Studio 13'0" (3.96m) x 9'8" (2.95m)

Insulated and ideal for a variety of uses having uPVC double glazed French doors to the front leading to the rear garden with windows to either side and further window to side. Power and light connected. To the side of the Studio is external access to the side and rear, there`s also further outside power points.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band.D. The property is on a water meter.

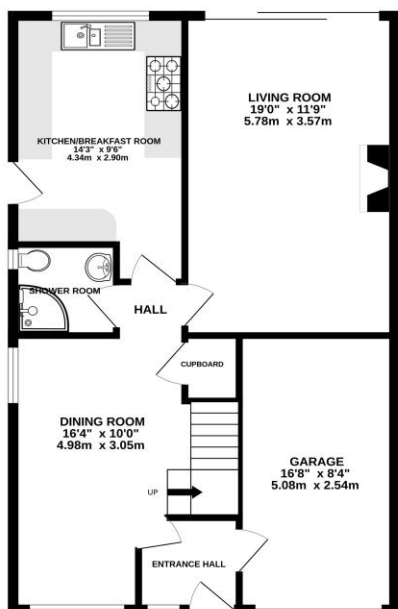
Mortgage Assistance

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

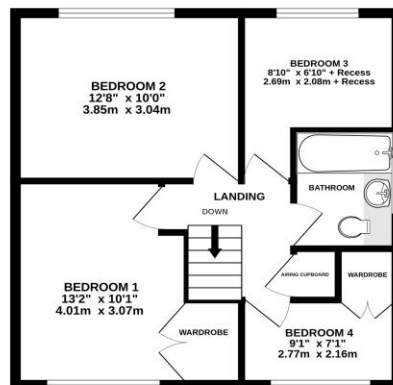
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



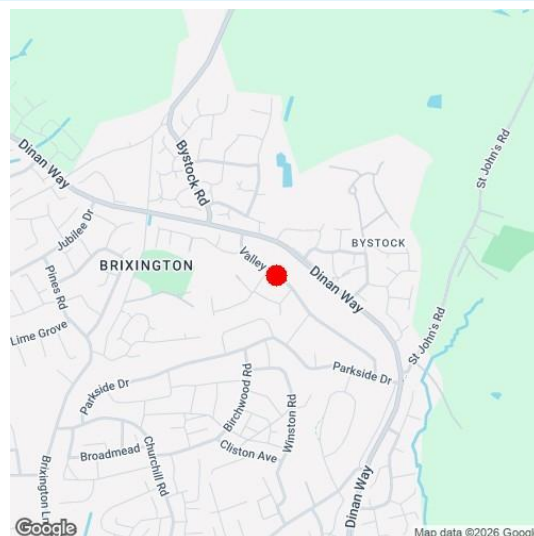
VALLEY WAY, EXMOUTH

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. The 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, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right into Dinan Way. Take the 5th turning on the right into Valley Way where the property will be found on the left hand side, clearly identified by our For Sale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.