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

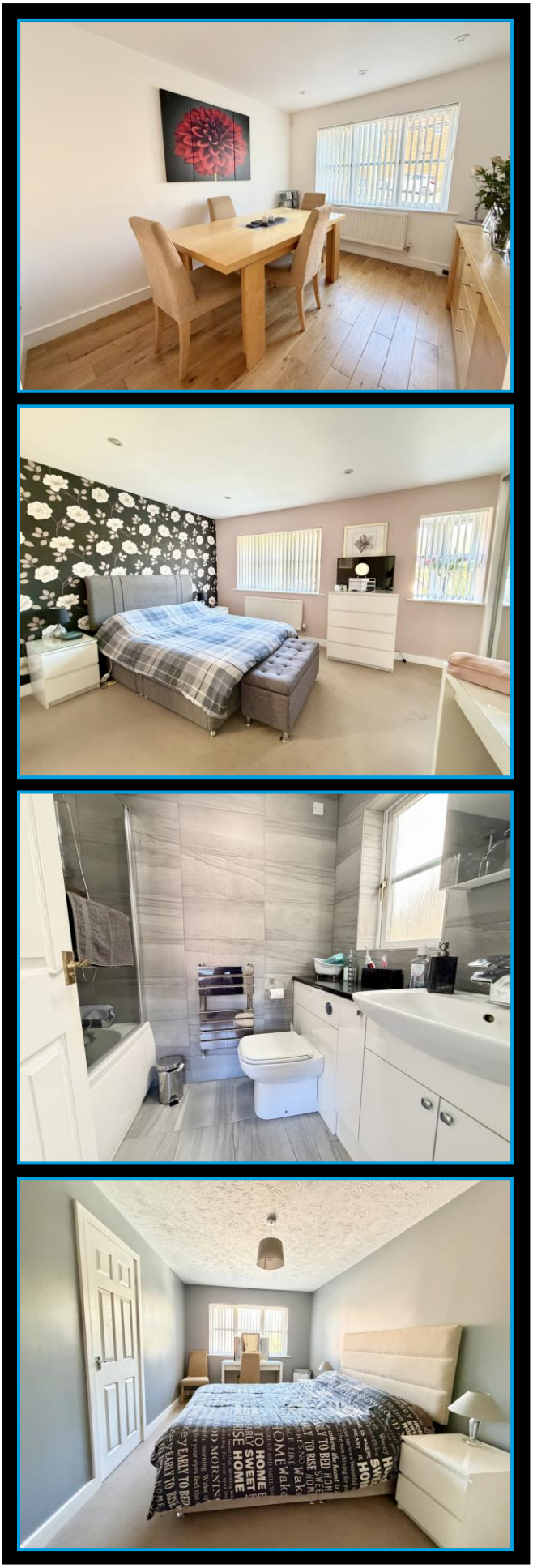
Guide Price £460,000
26 Port Mer Close, Exmouth, EX8 5RF







• Exceptional And Spacious Detached Family House • 4 Good Size Bedrooms • Bright And Airy Lounge, Separate Dining Room • Modern Refitted Kitchen With Integrated Appliances • Refitted Ensuite Bathroom/WC And Family Shower Room/WC • Downstairs Cloakroom/WC • Well Kept Sunny Gardens • Driveway And Integral Garage



Accommodation

Ground Floor

Canopy porch with courtesy lighting. Double glazed entrance door to:

Reception Hallway
A generous hallway. Engineered wood flooring running throughout the ground floor (except the kitchen). Stairs to the first floor. Under stairs recess with fitted shoe storage. Radiator. Telephone point. Doors to:

Cloakroom/WC
Double glazed window to the front. Modern suite comprising close-coupled WC. Wash hand basin. Cupboard below. Radiator.

Lounge 14'3" (4.34m) x 12'1" (3.68m)
A bright and airy room with large shallow bay window to the rear with French doors opening onto the rear garden. TV aerial point. Telephone point. 2 modern upright radiators.

Dining Room 11'4" (3.45m) x 9'3" (2.82m)
Double glazed window to the front. Radiator.

Kitchen 15'11" (4.85m) x 9'6" (2.9m)
Double glazed window to the rear. Well-appointed and refitted with a comprehensive range of base cupboard and drawer units with matching eye level units over. Lighting below. Wooden work top surfaces with inset one and a half bowl sink unit with waste disposal unit. Integrated appliances including an electric oven, combination/microwave oven, induction hob with cooker hood over, full height fridge and freezer, washing machine and dishwasher. Unit housing Vaillant gas fired boiler supplying domestic hot water and central heating. Double glazed door to the side.

First Floor

Landing
Hatch to roof space with pull down ladder and light. Built-in airing cupboard. Doors to:

Master Bedroom 1 14'2" (4.32m) x 12'11" (3.94m)
Double glazed window to the front. Further V-shaped oriel bay window to the front. A spacious master bedroom with built-in mirror fronted wardrobe. Radiator. Door to:

En Suite Bathroom/WC
Refitted with a modern white suite comprising panelled bath with built-in shower and glazed shower screen. Wash hand basin with cupboard below. WC with concealed cistern. Heated towel rail. Extractor fan. Tiled walls. Double glazed window to the side.

Bedroom 2 16'5" (5m) x 9'0" (2.74m)
A good size double bedroom. Double glazed window to the front. Built-in cupboard. Radiator.









Bedroom 3 10'8" (3.25m) x 9'2" (2.79m)
Double glazed window to the rear. Radiator.

Bedroom 4 10'0" (3.05m) x 9'2" (2.79m)
Double glazed window to the rear. Telephone point. Radiator.

Family Shower Room/WC
Double glazed window to the rear. Refitted with a modern white suite comprising double size low level shower tray. Built-in shower with body spray and rainwater shower head. Glazed shower screen. Wash hand basin with cupboard below. WC with concealed cistern. Tiled floor. Retro radiator/towel rail. Extractor fan.

Externally
The front area is designed with ease of maintenance in mind and comprises a decorative stone chipping area and driveway parking for 2 cars with electric charging point. Side pedestrian access to the rear garden.

Garage 17'0" (5.18m) x 0" (0m)
Integral. Up and over door. Power and light.

Rear Garden
Benefiting from a sunny aspect. Comprising an attractive paved patio area with a raised flower and shrub border and an area of lawn. Timber storage shed. Outside lighting and water tap.

Tenure
The property is FREEHOLD

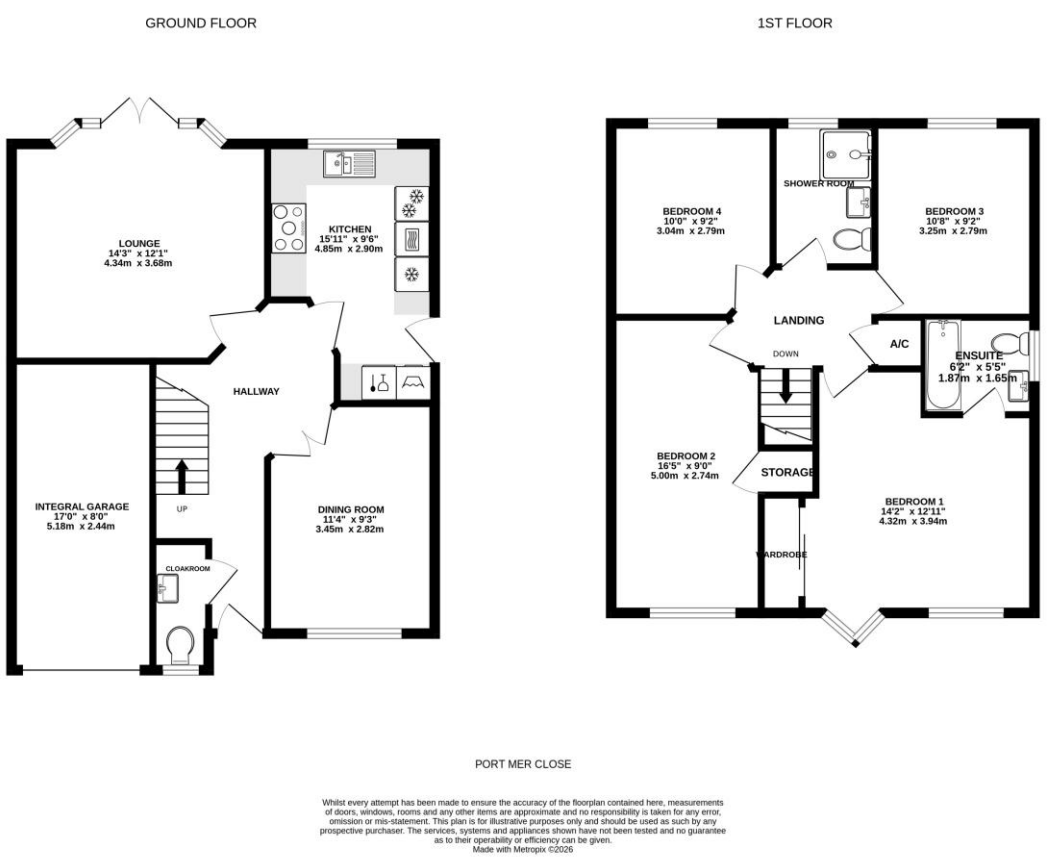
Services
All mains services are connected. Council Tax Band E

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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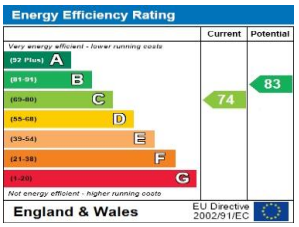
Agents Note
Please note these are draft particulars and are awaiting vendors verification.



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 Exmouth Town Centre, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Continue up the road and after approximately half a mile, turn right at the roundabout into Dinan Way. Proceed along Dinan Way turning left into Old Bystock Drive and then first right into St Sevan Way. Take the next right hand turning into Port Mer Close, where the property will be found on the right.





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 guidline 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.