

01395 222350

**LINKS**  
ESTATE AGENTS

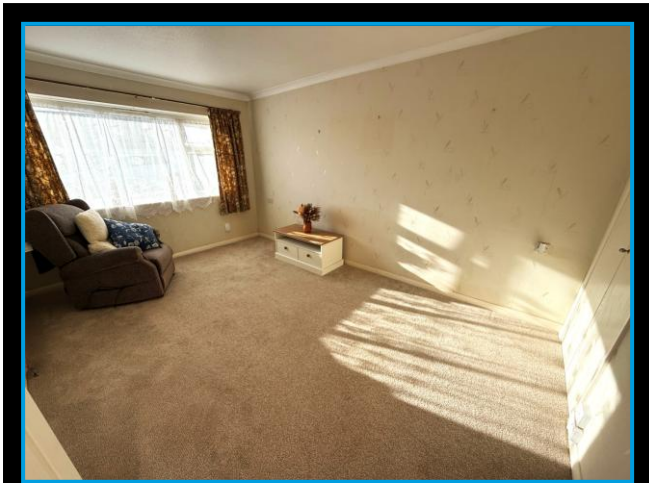
exmouth@linksestateagents.co.uk  
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**Guide Price £275,000**

**15 Winston Road, Exmouth, EX8 4LR**



- Semi Detached Bungalow In Popular Location • Gas Central Heating & Double Glazing
- Living Room, Kitchen / Breakfast Room • uPVC Double Glazed Conservatory • 2 Bedrooms
- Modern Fitted Wet Room • Good Sized Gardens, Driveway Parking • NO ONWARD CHAIN



## Accommodation

Step up to uPVC double glazed front entrance door beneath pitched and tiled storm canopy, leading to:

### Entrance Hall

Radiator. Access to insulated and part boarded loft space. Airing cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water. 2 useful storage cupboards. Smoke alarm. Doors leading to kitchen / breakfast room, both bedrooms, wet room and:

### Living Room 15'1" (4.6m) x 10'5" (3.18m)

uPVC double glazed window to front. Radiator. Useful built - in storage cupboard.

### Kitchen / Breakfast Room 10'8" (3.25m) x 9'11" (3.02m)

uPVC double glazed window to side. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. The electric cooker, washing machine and fridge / freezer in situ are included in the sale. Radiator. uPVC double glazed door with uPVC double glazed window adjacent leading to:

### Conservatory 10'2" (3.1m) x 10'0" (3.05m)

uPVC double glazed windows to 3 sides. uPVC double glazed French doors to rear and uPVC double glaze external door to side both, leading to the rear garden. Wall mounted electric heater.

### Bedroom 1 11'10" (3.61m) x 10'5" (3.18m)

uPVC double glazed window to rear. Range of built - in wardrobes to one wall. Radiator.

### Bedroom 2 9'11" (3.02m) x 7'0" (2.13m)

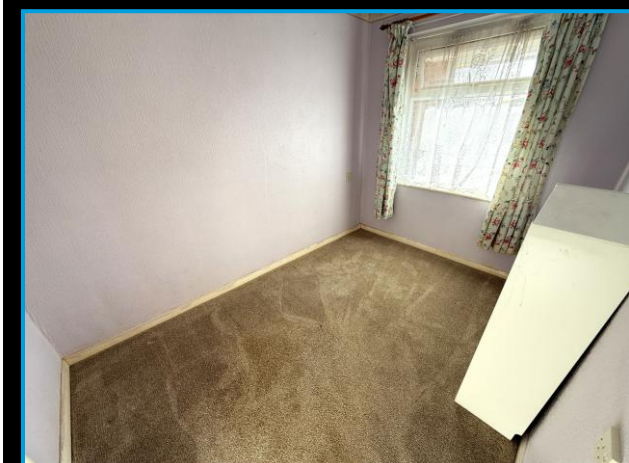
uPVC double glazed window to front. Radiator.

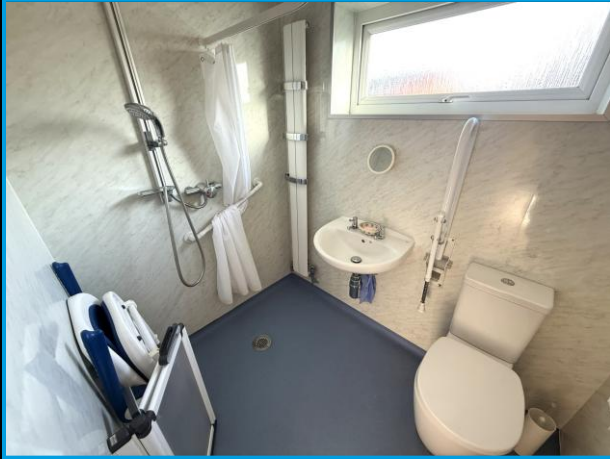
### Wet Room

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin. Thermostatically controlled shower unit with fitted seat and low splash screen door. Splashback`s to walls. Heated towel rail.

### Externally

The property enjoys good sized and level gardens. To the front, the open plan Front Garden is laid to lawn with shrub bed border, providing year round interest and colour. A driveway provides of road parking. Outside lighting.





### Rear Garden

There is a good sized, enclosed and level Rear Garden which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. A concrete patio area to the side is ideal for outdoor dining and sitting during the fine weather. Timber panelled fence and hedge boundaries. Outside water tap. Good sized timber garden shed. Front pedestrian access to side of property, via double timber garden gates, giving access for further off road parking.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band B

### 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

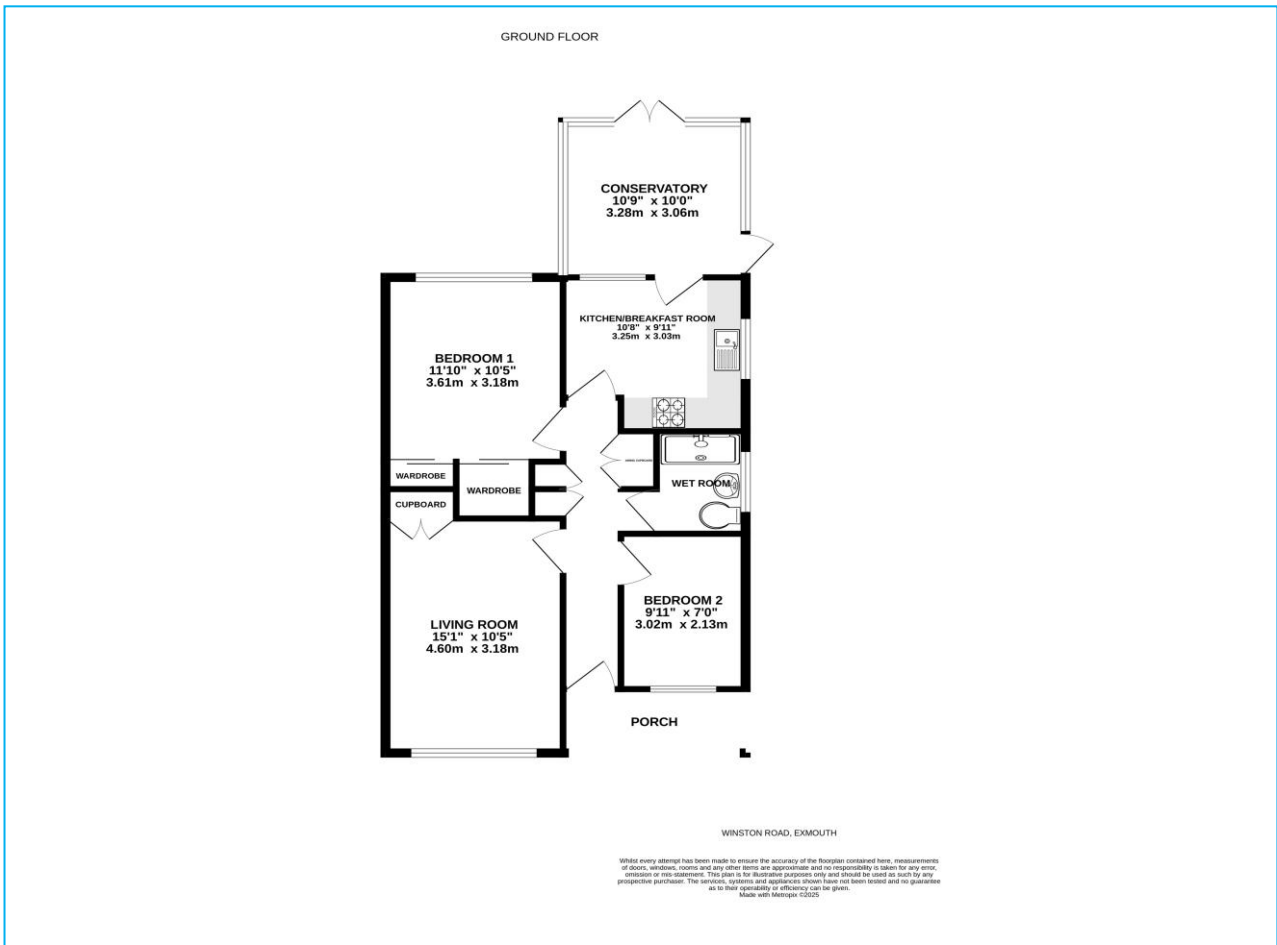
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

These are draft particulars and are awaiting vendors verification.

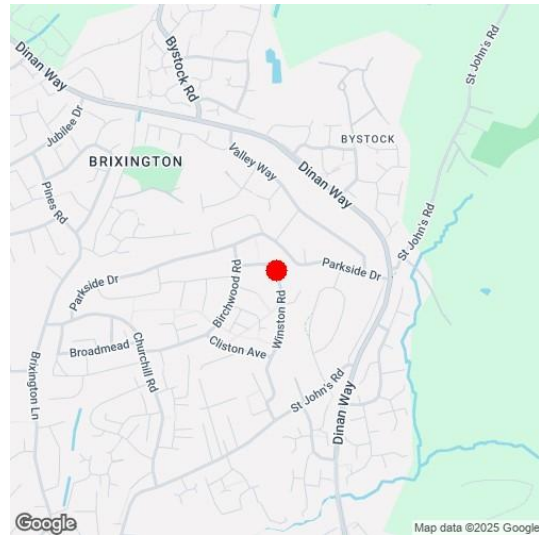




**Directions**

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout and straight ahead at the second mini roundabout into Withycombe Village Road. At the double roundabout, turn right, then left into St Johns Road. Continue along, passing Bassetts Farm school on your right, taking the next left into York Close. Turn right into Winston Road. The property will be found towards the end of the road, on the right, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A	85
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales <span style="font-size: x-small;">EU Directive 2002/91/EC</span>	



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.