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LINKS
ESTATE AGENTS

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Guide Price £385,000
10 Norwich Close, Exmouth, EX8 5QW



- Well Presented Detached House In Cul-De-Sac • Gas Central Heating & Double Glazing •
- Ground Floor Cloakroom, Living Room, Dining Room • Good Sized Kitchen With Appliances • 3
- First Floor Bedrooms, 2 Having Wardrobes • Master En - Suite & Family Bathroom • Garage,
- Driveway, Landscaped Rear Garden • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to half obscure glazed composite front entrance door, beneath pitched and tiled storm canopy, with outside lighting and outside meter boxes, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Smoke alarm. Doors leading to living room, kitchen / breakfast room and:

Cloakroom

Obscure uPVC double glazed window to front. White suite of concealed cistern WC and wall mounted wash hand basin. Radiator. High level electric trip switch fuse box.

Living Room 13'1" (3.99m) x 12'11" (3.94m)

uPVC double glazed window to front. Focal point of Stone fireplace with coal effect gas fire. Radiator. Open arch leading to:

Dining Room 9'10" (3m) x 9'9" (2.97m)

uPVC double glazed French doors leading to rear garden. Radiator. Door leading to:

Kitchen 18'4" (5.59m) x 9'6" (2.9m)

uPVC double glazed external door leading to rear garden, with window adjacent and further window to rear. Good range of matching cupboard and drawer storage units with roll edge work surfaces, including matching peninsula and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double electric oven and grill. Integrated freezer. dishwasher and washing machine. The freestanding fridge / freezer in situ is included in the sale. Radiator. Wall mounted, concealed, gas fired boiler that supplies the central heating and domestic hot water. Personal door leading to garage.

First Floor

Landing

Airing cupboard housing the hot water tank with slatted shelving. Access to insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 10'3" (3.12m) To Wardrobe x 10'1" (3.07m) Plus Recess

uPVC double glazed window to rear. Built - in triple wardrobe to one wall with mirror fronted sliding doors. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to rear. White suite of shower cubicle with thermostatically controlled power shower unit and splash screen doors and vanity wash hand basin. Fully tiled walls and floor. Shaver light and socket.

Bedroom 2 10'8" (3.25m) To Wardrobe x 10'1" (3.07m) Plus Recess

uPVC double glazed window to front. Good range of fitted wardrobes and cupboard storage units. Radiator.

Bedroom 3 7'8" (2.34m) x 7'6" (2.29m)

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled power shower unit over, concealed cistern WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor.



Externally

To the front of the property is an open plan Front Garden that's laid to lawn with a shrub bed border. Outside water tap. A double width driveway provides off road parking for 2 motor vehicles and leads to:

Garage 17'0" (5.18m) x 8'3" (2.51m)

Electric roller door to front. Under eaves storage space. Power and light connected. Personal door leading to kitchen.

Rear Garden

The property enjoys a private and landscaped Rear Garden consisting of a good sized patio area, with a further artificial grass area beneath a Pergola to the side that provide ideal places for outdoor dining and sitting during the fine weather. The remainder of the gardens are then planted to provide year round interest and colour. Brick wall and timber fencing boundaries are softened with a variety of mature shrubs, giving the garden a secluded feel. Outside water tap. Outside lighting. Outside Powerpoint. Front pedestrian access to side of property via garden gates.

Tenure

The property is FREEHOLD

Services

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

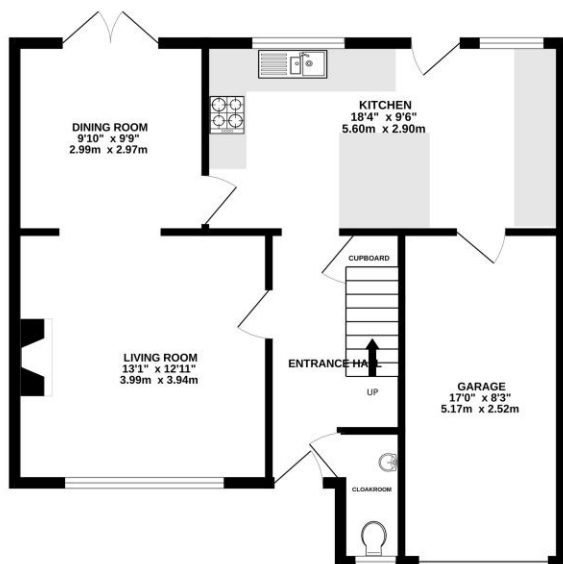
Mortgage Assistance

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

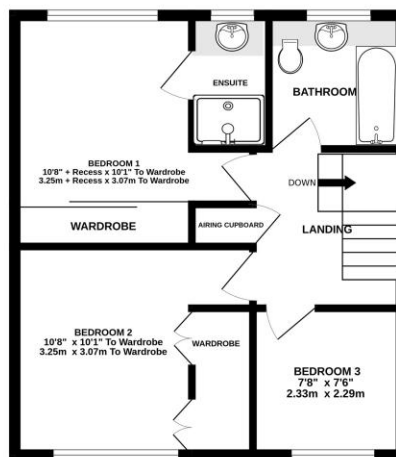
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



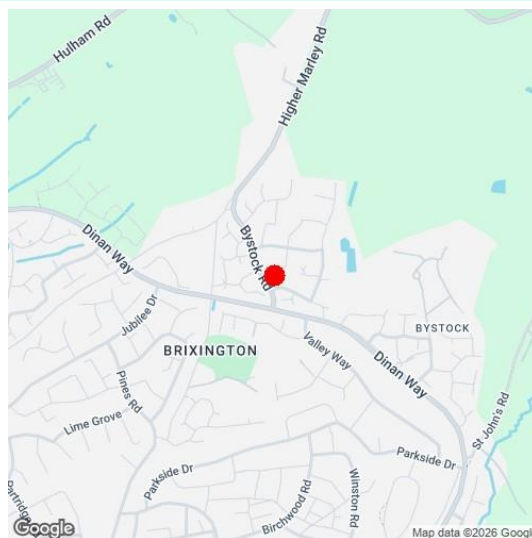
NORWICH CLOSE, EXMOUTH

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, 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 onto Dinan Way. Take the fourth left onto Bystock Road, our For Sale sign is then on the right hand side, turn right onto Truro Drive and right again into Norwich Close - the property is ahead on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		70
(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.