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LINKS
ESTATE AGENTS

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Guide Price £550,000
7 St Sevan Way, Exmouth, EX8 5RE



- Updated & Immaculate Detached Family Home
- Popular Cul-De-Sac Location
- Gas Central Heating & Double Glazing
- Bay Fronted Sitting Room, Living Room & Sun Room
- Modern Fitted Kitchen / Dining Room With Appliances
- 4 Well Proportioned Bedrooms
- Modern Fitted En - Suite & Bathroom
- Double Garage, Driveway, Landscaped Gardens



Accommodation

Ground Floor

Step up to composite front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Wooden flooring. Radiator. Smoke alarm. Open to kitchen / dining room, doors leading to sitting room and:

Cloakroom

Obscure uPVC double glazed window to front with fitted window shutter. White suite of low level WC and wall mounted wash hand basin. Radiator. Wooden flooring.

Sitting Room 17'4" (5.28m) Into Bay x 11'3" (3.43m)

Walk - in, Square uPVC double glazed bay window to front with fitted window shutters. Radiator. Wooden flooring.

Kitchen / Dining Room 25'4" (7.72m) x 11'3" (3.43m)

uPVC double glazed sliding patio doors leading to rear garden, uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with Quartz work surfaces and splash backs. Inset one and a half bowl ceramic sink with mixer tap and worktop drainer. Built - in 5 ring electric hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher, fridge and freezer. Radiator. Cupboard housing the gas fired boiler that supplies the central heating and domestic hot water, further floor to ceiling cupboard and drawer storage units. Personal door to garage. Door leading to:

Living Room 11'3" (3.43m) x 9'1" (2.77m)

uPVC double glazed sliding patio doors leading to sun room. Radiator. Wooden flooring.

Sun Room 10'4" (3.15m) x 9'6" (2.9m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed windows, overlooking the rear garden, on rendered dwarf brick wall. Wooden flooring. Inset ceiling lights.

First Floor

Landing

Airing cupboard housing the hot water tank. Access to insulated loft space via trap door with ladder. Smoke alarm. Doors leading to all bedrooms and family bathroom.

Bedroom 1 14'9" (4.5m) Max x 12'3" (3.73m) To Wardrobe

uPVC double glazed window to front with fitted window shutters. Good range of built - in wardrobes to one wall. Radiator. Door leading to:

En - Suite

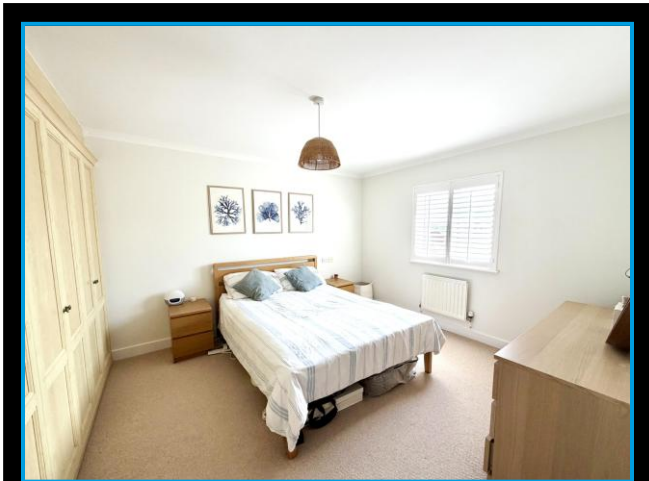
Obscure uPVC double glazed window to front. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan. Tiling to Dado height.

Bedroom 2 13'0" (3.96m) x 8'10" (2.69m)

uPVC double glazed window to front with fitted window shutters. Radiator.

Bedroom 3 11'4" (3.45m) x 9'11" (3.02m)

uPVC double glazed window to rear with fitted window shutters. Radiator.



Bedroom 4 9'1" (2.77m) x 8'7" (2.62m)

uPVC double glazed window to rear with fitted window shutter. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including Rainfall waterhead and tiling to ceiling height. Low level WC and vanity wash hand basin. Tiling to dado height. Radiator. Extractor fan.

Externally

There is an open plan and easy to maintain Front Garden which is laid to shingle with a low hedge boundary. A double width driveway provides off road parking and leads to:

Double Garage 18'6" (5.64m) x 17'0" (5.18m)

2 up and over doors to front. Under eaves storage space. Power and light connected. Useful utility area to rear which includes cupboard storage units with roll edged work surface and stainless steel single sink with drainer unit and mixer tap. Space and plumbing for washing machine. Further space for appliances.

Rear Garden

There is an enclosed Rear Garden consisting of a patio area immediately adjacent the property with a raised composite decking area to the rear, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn, with shrub and herbaceous beds and borders providing year round interest and colour. Outside water tap. Outside lighting. Outside meter boxes. Timber panelled fenced boundaries. 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 E

Mortgage Assistance

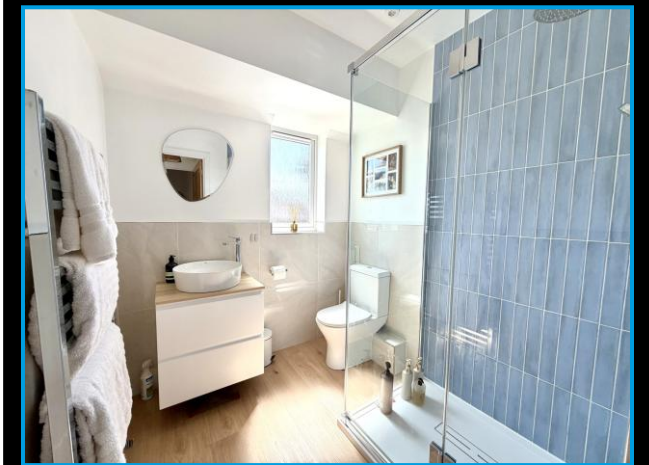
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

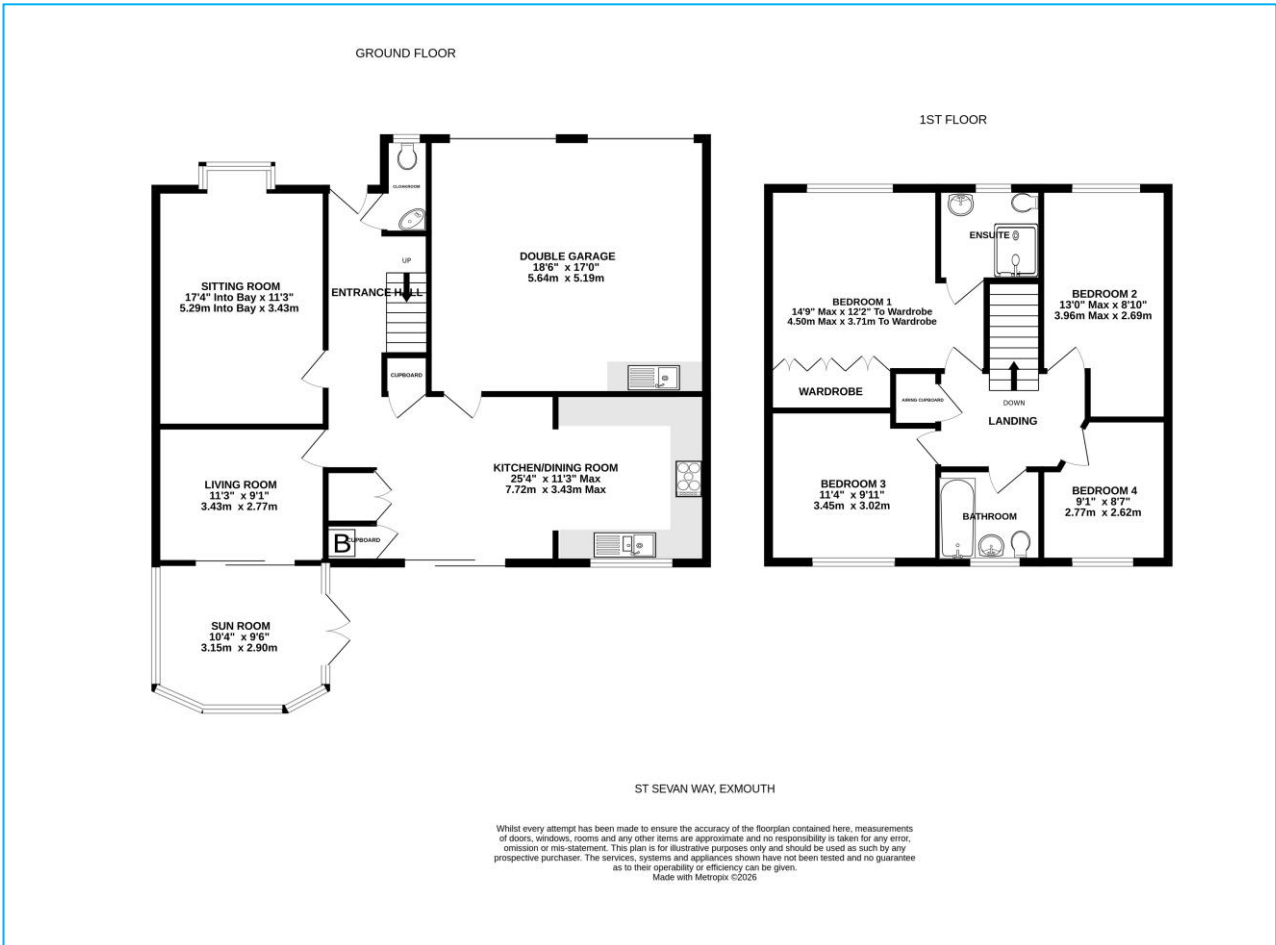
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

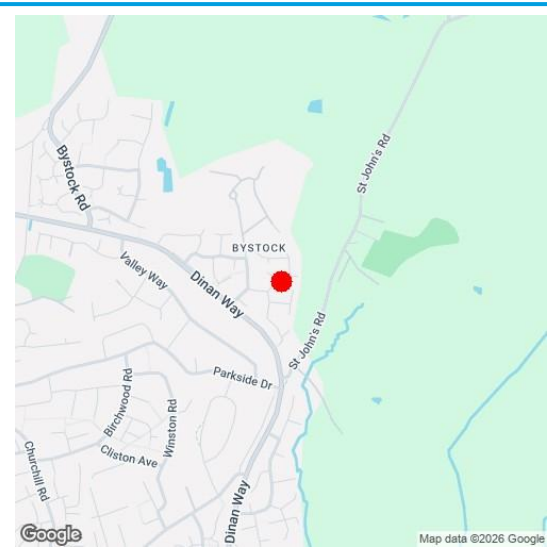




Directions

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 4th turning left into Old Bystock Drive and then first right into St Sevan Way. The property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
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.