



Detached FAMILY HOME

Complete are excited to bring to the market a four-bedroom detached home with ample parking, a convenient garage and great size garden. Downstairs offers a lovely size modern kitchen diner with integrated appliances. As well as a cosy, warm-feeling living room with log burner and dual-aspect windows.

87 Winston Road | Exmouth | EX8 4LR



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,028 sq ft



LOCATION

Town



AGE

1970s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Private Garden



EPC RATING

68 D



COUNCIL TAX BAND

D



in a nutshell...

- 4 Double Bedrooms
- Modern Kitchen/Diner
- Living Room with Log Burner
- Bathroom and Cloakroom
- Ample Parking
- Garage
- Low Maintenance Garden
- Great Location for Access to Town & Beach!
- Good Condition





the details...

Situated within a well established and highly sought after residential area of Exmouth, this attractive property on Winston Road presents an excellent opportunity for a wide range of purchasers, including families, first-time buyers, and investors alike.

The property offers well proportioned and versatile accommodation arranged over two floors. Upon entering, you are welcomed by a bright and inviting entrance hallway, providing access to all rooms on the ground floor. The living room is a fantastic size and benefits from lots natural light due to the dual aspect windows, creating a comfortable and relaxing living space, included with a log burner situated on a slate hearth with a brick back. Flooring throughout the living room is a lovely grey carpet.

The kitchen is thoughtfully laid out with a range of fitted units including a dishwasher, fridge and freezer, gas hob and cooker hood. The work surfaces are a nice wood effect throughout, there's more than enough space to prepare dinner for yourselves, or for hosting! A lovely space adjoining the kitchen for a good-size dining table is also offered with the property.

Upstairs, the property comprises four double-bedrooms, each offering pleasant green outlooks and sufficient space for furnishings. The family bathroom is presented with a heated towel rail and a shower, it has lovely character with black-tiled decor.

Externally, the property benefits from a private rear garden, ideal for outdoor relaxation, gardening, or family activities. To the front, there is large parking capacity which has been a brilliant enhancement to the property, bringing both convenience and kerb appeal.

Further benefits include double glazing throughout, gas central heating via a combi boiler and plumbing in the garage for a washing machine which can be accessed internally from the rear garden.

Winston Road is conveniently located within easy reach of Exmouth town centre, local shops, schools, and transport links, as well as the seafront and scenic coastal walks. The area is well-regarded for its community feel and accessibility, making it an ideal setting for a variety of lifestyles.

Come and take a look!

Tenure: Freehold
Council Tax Band D



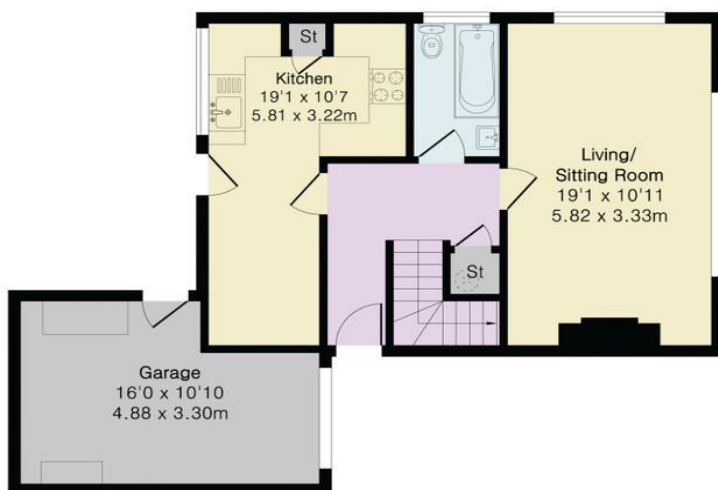
the floorplan...

Approximate Gross Internal Area 1028 sq ft - 96 sq m (Excluding Garage)

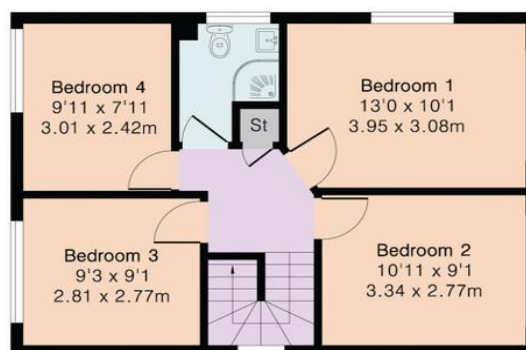
Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 514 sq ft – 48 sq m

Garage Area 154 sq ft – 14 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



the location...





The Property
Ombudsman

Need a more complete
picture? Get in touch with
your local branch...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
Web completeproperty.co.uk

Complete
141 Younghayes Rd
Cranbrook
EX5 7DR

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.