



Colleton Way
Exmouth EX8 3PY

for sale guide price
£325,000



Property Description

Guide Price £325,000 - £350,000

Situated within the popular Exmouth area, this attractive three-bedroom end terraced family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property features a welcoming living room and a superb kitchen/dining area stretching across the rear of the home, creating an ideal space for both everyday family life and entertaining. Patio doors provide direct access to the rear garden and allow plenty of natural light to flood the room. Further practical benefits include a separate utility room and a downstairs WC.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a particularly generous rear garden, predominantly laid to lawn with a patio seating area, providing the perfect space for children, pets and outdoor entertaining. An additional outside store offers excellent versatility and could be utilised as a home gym, workshop, office space or for valuable storage.

Located within easy reach of Exmouth's excellent range of local amenities, highly regarded schools, beautiful coastline and transport links, this fantastic family home presents an excellent opportunity for a wide range of purchasers.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed obscured door to front.

Living Room

Double glazed front aspect window and door, feature fireplace, wall mounted radiator.

Kitchen/ Diner

Double glazed patio doors to rear, double glazed rear aspect window, wall and base units, work surfaces, 1 1/2 bowl sink unit, electric oven and hob with extractor over, built-in microwave, dish washer and fridge, tiling, wall mounted radiator.

Internal Lobby

Door to front and rear, storage cupboard.

Utility

Double glazed side aspect window, plumbing for washing machine, space for tumble dryer and further appliance.

Downstairs WC

Obscured rear aspect window.

Landing

Pull down ladder for access to loft.

Bedroom 1

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed side aspect window, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, spa bath, under floor heating, low level toilet, tiling, wash hand basin with cupboard below, shower cubicle with mains shower, spotlights, extractor fan.

Rear Garden

Patio seating area, outside store, tap, pond, gravelled area, gate for access to front, all enclosed by fencing.

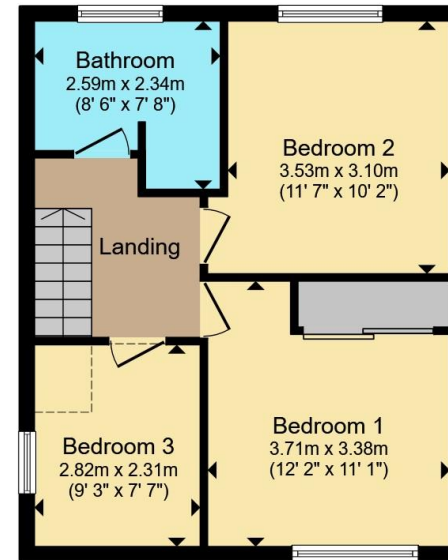








Ground Floor



First Floor

Total floor area 100.3 m² (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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8-9 South Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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