

01395 222350

**LINKS**  
ESTATE AGENTS

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**Offers in Excess of £449,950**  
**245 Withycombe Village Road, Exmouth, EX8 3BD**



- 3 Bedroom Semi Detached Family Home • Gas Centrally Heated & uPVC Double Glazed • Entrance Lobby, Living / Dining Room & Sitting Room • Kitchen, Utility, Lobby & Ground Floor WC • En-Suite Bedroom & Additional Bathroom • Driveway & Detached Double Garage • Good Size Garden - Must Be Seen • NO ONWARD CHAIN. Viewing Advised



Step up to a part uPVC double glazed front entrance door with matching window panel to the side leading to:

#### Ground Floor

##### Entrance Lobby

Radiator. Wall mounted coat hooks. High level electric trip switch fuse box. Part obscure glazed door leading to.

##### Living / Dining Room 23'8" (7.21m) x 10'3" (3.12m)

Dual aspect room with a window to the side and a window to rear that both have views overlooking the garden. Staircase rising to the first floor. 2 x Radiators. Under stairs storage recess. Concealed gas meter. Wall mounted thermostat. Archway leading through to the kitchen and part obscure glazed door leading to:

##### Sitting Room 15'5" (4.7m) x 11'5" (3.48m) Max

Window to front. Radiator. Coved ceiling. Built in display shelving to alcove. Focal point of a living flame gas fire with brick surround.

##### Kitchen 15'6" (4.72m) x 8'0" (2.44m)

Window to side. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and attractive tiled splash backs above. Inset stainless steel one and a half bowl sink with a single drainer unit to side and mixer tap above. Space and plumbing for a washing machine. Electric cooker point with extractor hood above. 2 x display cupboard with internal lighting. Under unit lighting. Tiled flooring. Small breakfast bar area. Radiator. Wall mounted gas fired boiler. Part obscure glazed door leading to.

##### Utility Room 5'11" (1.8m) x 5'5" (1.65m)

Window to rear. Part obscure uPVC double glazed door leading out to the rear garden. Tiled flooring. Radiator. Fitted work surface with space and plumbing beneath for a washing machine and 2 further appliance spaces to house a fridge and freezer. Doorway leading through to:

##### Lobby 7'6" (2.29m) x 5'5" (1.65m)

Obscure glazed window to rear. Radiator. Tile flooring. Door leading to:

##### Cloakroom

Modern fitted white suite comprising of a low level WC. Wall mounted corner wash hand basin with tiled splash backs above. Wall mounted shelving. Extractor fan.

#### First Floor

##### Half Landing

Steps leading up to main landing area. Steps leading to:

##### Bedroom 2 15'7" (4.75m) x 8'0" (2.44m)

Dual aspect room with obscure glazed window to the rear and an additional window to the side. Airing cupboard that houses a hot water tank with slatted shelving and with a further storage cupboard above. Radiator. Wash hand basin with storage cupboard beneath and splash backs above. Built in shelving beneath window. Dado rail. Access to an insulated loft space.

##### Main Landing

Built in storage shelving. Smoke alarm. Doors leading to the family bathroom, bedroom 3 and:

##### Bedroom 1 15'5" (4.7m) x 11'6" (3.51m)

Good size room that has two windows to the front. Radiator. Focal point of an ornate fireplace feature with surrounded and mantle.

##### Bedroom 3 12'11" (3.94m) x 7'2" (2.18m)

2 x Windows two side. Radiator. Useful built in double wardrobe with sliding doors, shelving and a hanging rail. Door leading to:

##### En-Suite Shower Room

Fully tiled walls and flooring. Modern fitted suite that comprises of a walk in single shower cubicle that has an electrically controlled shower and sliding splash screen door. Low level WC. Small wall mounted wash hand basin with storage beneath. Wall mounted heated towel. Extractor fan. Inset ceiling lights.





#### **Bathroom**

Tiled flooring and extensively tiled walls. Modern fitted white suite comprising of a large bath that has a thermostatically controlled shower above and a shower curtain and rail. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Inset ceiling lights. Shaver socket.

#### **Externally**

##### **Front Of Property**

To the front of the property is a good sized driveway that is laid to shingle and provides ample offer parking for several vehicles. Two raised shrub beds. Outside meter box and lighting. Useful storage area to the side of the garage enclosed by wrought iron gate. Wall and fenced boundaries. The driveway provides access to:

##### **Double Detached Garage 19'6" (5.94m) x 16'0" (4.88m)**

Up and over door to front. Power and light connected. Personal door leading to the rear garden.

##### **Rear Garden**

A feature of this property is the lovely garden that is located to both the rear and side of the property. The garden is a good size, fully enclosed and is well stocked with a range of colourful plants, shrubs and trees, that help to provide year round colour and interest. The property enjoys a patio immediately adjacent to the side/rear of the property, providing the ideal area for outdoor dining and sitting during fine weather. The majority of the rest of the garden is then laid to an extensive area of lawn which boasts various shrubs and provides access to 2 x greenhouses and a garden store. Outside lighting and water tap. Evergreen and timber fenced boundaries. Front pedestrian access via a timber garden gate from the driveway. Personal door leading to the double garage.

##### **Tenure**

The property is FREEHOLD

##### **Services**

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

##### **Mortgage Assistance**

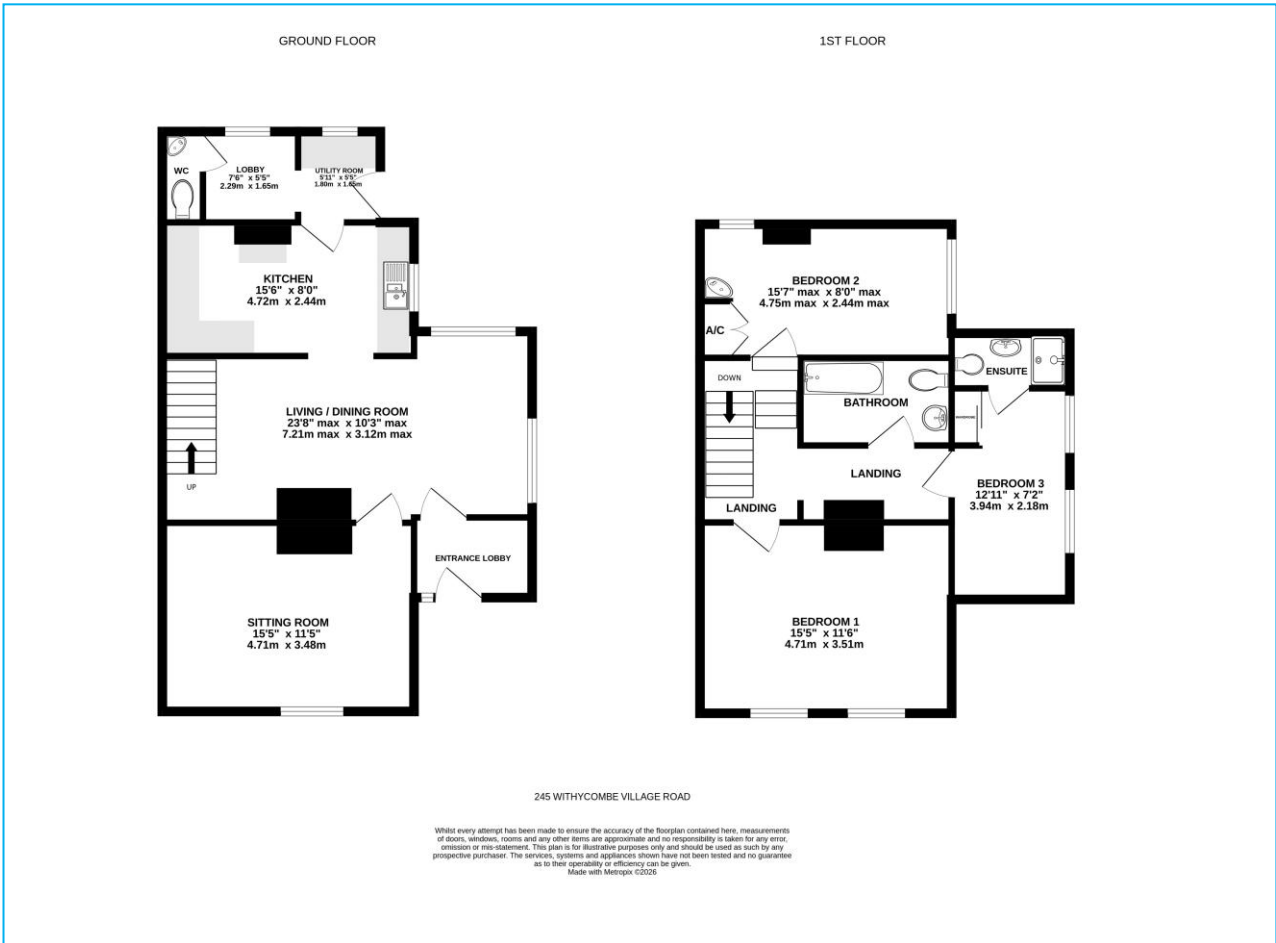
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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##### **Agents Notes**

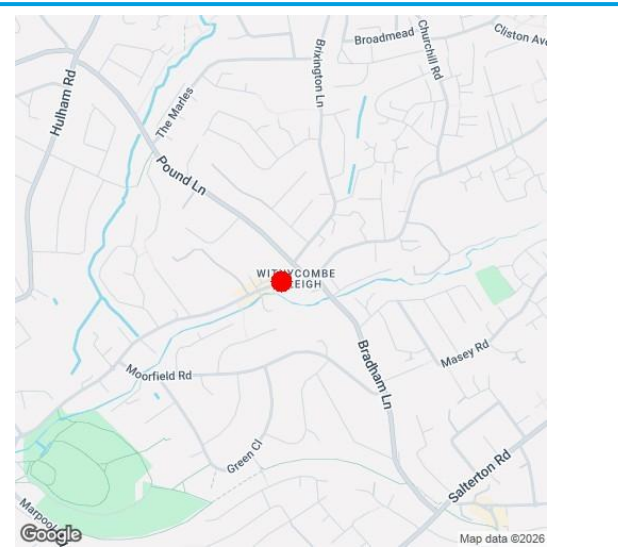
Please note, these are draft particulars and they are awaiting vendors verification



**Directions**

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road where the property will be found on the left hand side towards the end of the road.

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-58) <b>F</b>		
(1-10) <b>G</b>		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>		
		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](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.