

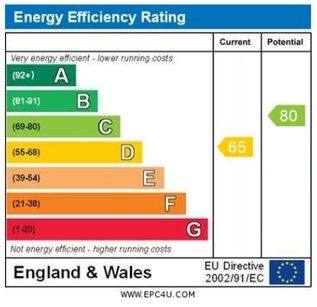












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5 Westward Drive, Exmouth, EX8 1JD

GUIDE PRICE
£310,000
TENURE Freehold



A Spacious Town House Design Mid Terraced Property With Superb Estuary And Coastline Views, Landscaped Rear Garden And Garage.

Close Proximity To Both the Town Centre And Seafront * Good Size Lounge/Dining Room Kitchen * Cloakroom/WC And Separate Shower Cubicle * Two First Floor Bedrooms (Formerly Three Bedrooms) * Bathroom/WC * Double Glazed Windows * Gas Central Heating * Coming To The Market For The First Time Since Built

No Onward Chain

rightmove

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THE ACCOMMODATION COMPRISES: Upvc front door with arch pattern window inset; access to:

ENTRANCE HALL: Radiator; internal door to GARAGE; coats cupboard; stairs rising to first floor landing; double glazed window and door giving access to the rear garden.

CLOAKROOM/WC: Fitted with wash hand basin; WC; fully tiled walls; extractor fan.

From the Hallway, double doors to:

SHOWER CUBICLE: Housing Mira shower unit; tiled cubicle; shower splash screen doors; extractor fan.

KITCHEN: 2.92m x 2.69m (9'7" x 8'10") Fitted with patterned Corian style working surfaces; matching splashbacks; tiled surrounds; inset double bowl sink unit with integrated drainer; cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath; electric hob; built in oven below; wall mounted cupboards; pull out larder style cupboards; serving hatch with stained glass window; double glazed window overlooking the rear garden.

LOUNGE/DINING ROOM: 5.16m x 4.83m (16'11" x 15'10") maximum overall measurement. A bright spacious room with double glazed window to front aspect gaining wonderful uninterrupted views across the town to the estuary and coastline beyond; television point; two radiators; staircase rising to:

SECOND FLOOR LANDING: Access to roof space; linen cupboard with radiator.

BEDROOM ONE: 4.85m x 3.43m (15'11" x 11'3") Formerly two bedrooms but now arranged as a spacious main bedroom with large double glazed window to front aspect with stunning views across the town to the estuary and coastline in the distance; built in triple mirror fronted wardrobes with clothes rail and shelving; further fitted cupboard over stairwell recess with shelving; radiator.

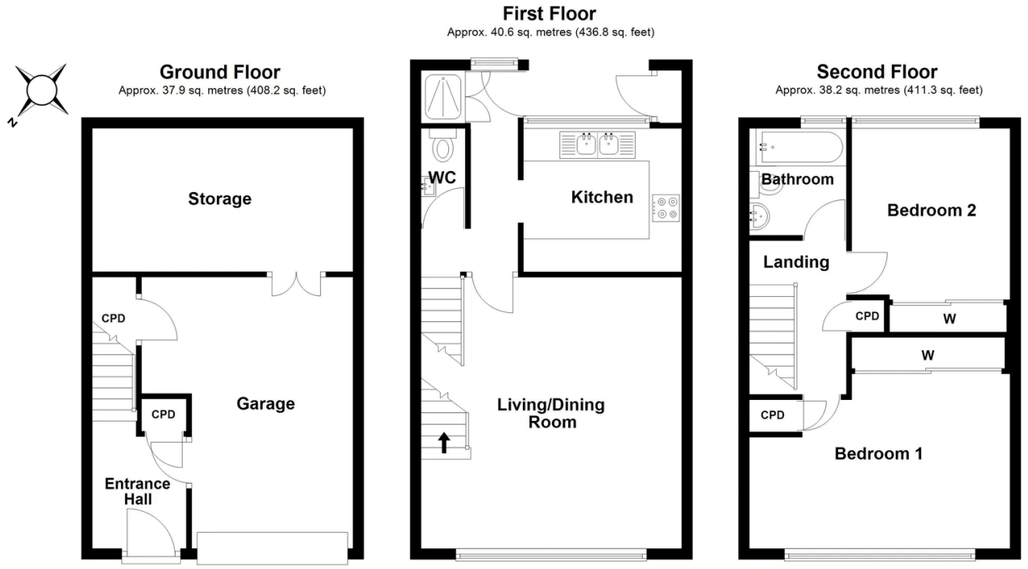
BEDROOM TWO: 3.28m x 3m (10'9" x 9'10") Built in triple mirror fronted wardrobes; radiator; double glazed window to rear aspect.

BATHROOM/WC: 1.98m x 1.75m (6'6" x 5'9") Comprising bath; pedestal wash hand basin; WC; mirror fronted medicine cabinet; fully tiled walls; radiator; double glazed window with patterned glass.

OUTSIDE: The property benefits from a GARAGE with electric up and over door with parking directly in front of the garage. To the rear of the property is an attractive enclosed rear garden with rear pedestrian gate giving access onto Albion Hill. The garden has been planned for ease of maintenance with a good size patio sun terrace ideal for outside entertaining with SUMMER HOUSE. There is a covered area directly behind the property with outside cold water tap giving access to outside store housing boiler for domestic hot water and central heating.

GARAGE: 4.78m x 3.91m (15'8" x 12'10" narrowing to 9'10 ") With electric up and over door and access to storage areas.

FLOOR PLAN:



Total area: approx. 116.7 sq. metres (1256.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

5 Westward Drive, EXMOUTH