

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £465,000**

**87 Winston Road, Exmouth, EX8 4LR**



- Well Presented Detached House • Popular Residential Location • Gas Central Heating & Double Glazing • Dual Aspect Living Room, Kitchen / Dining Room • 4 First Floor Double Bedrooms
- Ground Floor Bathroom & First Floor Shower Room • Garage & Ample Off Road Parking
- Level, Private & Easy To Maintain Rear Garden





## Ground Floor

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

### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard, that also houses the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Wooden flooring. Smoke alarm. Doors leading to kitchen / dining room, bathroom and:

### Living Room 18'11" (5.77m) x 10'11" (3.33m)

Dual aspect having uPVC double glazed windows to front and side. Focal point of fireplace feature having a fitted log burner, on a Slate hearth, with a brick back and heavy wooden mantle. Radiator.

### Kitchen / Dining Room 18'10" (5.74m) x 10'6" (3.2m) Max

Obscure uPVC double glazed external door leading to rear garden with uPVC double glazed windows two either side. Good range of cupboard and drawer storage units with roll edged work surfaces. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Integrated fridge and freezer. Wooden flooring. Radiator.

### Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with mixer tap and shower attachment, low level WC and vanity wash hand basin. Tiled splash backs. Heated towel rail. Extractor fan.

## First Floor

### Landing

Access to insulated loft space. Smoke alarm. Useful linen storage cupboard. uPVC double glazed window to side. Doors leading to:

### Bedroom 1 12'11" (3.94m) x 10'1" (3.07m)

Dual aspect having uPVC double glazed window to front gaining distant Haldon Hill views and uPVC double glazed window to side. Radiator.

### Bedroom 2 10'11" (3.33m) x 8'5" (2.57m)

uPVC double glazed window to front gaining distant Haldon Hill views. Radiator.

### Bedroom 3 9'7" (2.92m) x 8'4" (2.54m)

uPVC double glazed window to rear gaining distant Countryside views. Radiator.

### Bedroom 4 10'3" (3.12m) x 7'10" (2.39m)

uPVC double glazed window to rear gaining distant Countryside views. Radiator.



### Shower Room

Obscure uPVC double glazed window to side. White suite comprising corner shower cubicle with thermostatically controlled shower unit over, including Rainfall water head and tiling to ceiling height. Low level WC. Vanity wash and basin. Heated towel rail. Extractor fan. Shaver socket.

### Externally

The property has extensive off road parking for several motor vehicles, including boats and motorhomes to the front, driveway leading up to the garage. Further area of shingle garden to the front. Electric meter box. Driveway leads to:

### Garage 16'0" (4.88m) x 10'11" (3.33m) Max

Electrically operated roll up and over door to front. uPVC double glazed external door to side leading to rear garden. Gas meter. Space and plumbing for washing machine. Further space for appliances. Power and light connected.

### Rear Garden

The property has an enclosed, level and easy to maintain Rear Garden, which is laid to a mixture of patio, artificial grass and decking, all being ideal spots for outdoor dining and sitting during the fine weather. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Timber garden shed. 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 D

### Mortgage Assistance

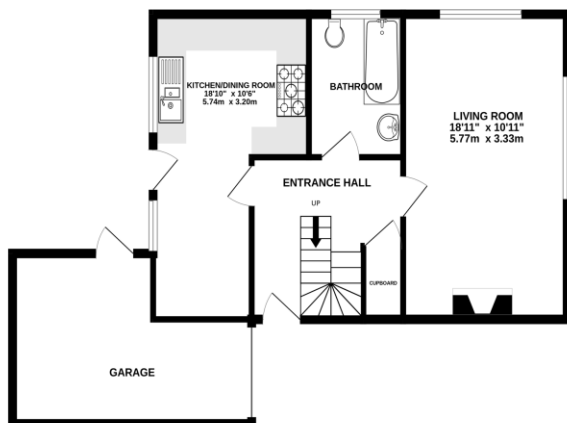
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

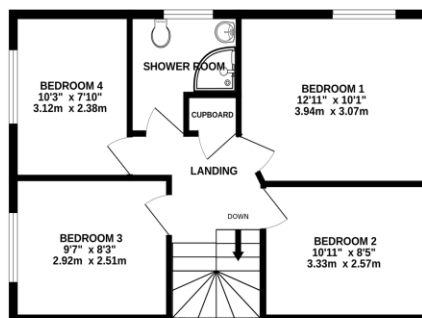
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).



GROUND FLOOR



1ST FLOOR



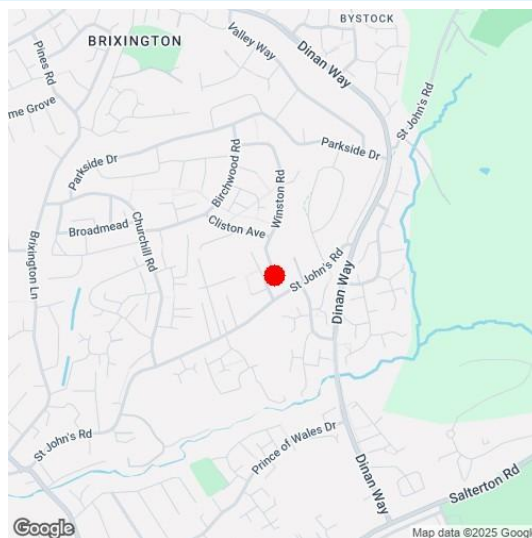
WINSTON ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

### Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout and straight ahead at the second mini roundabout into Withycombe Village Road. At the double roundabout, turn right, then left into St Johns Road. Continue along, passing Bassetts Farm school on your right, taking the next left into York Close. Turn right into Winston Road, where the property will be found immediately on the right, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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](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.