

Guide Price £525,000
9 Beechway, Exmouth, EX8 3HP



- Spacious 4 Bedroom Semi Detached House
- Superb Second Floor Master Bedroom With Ensuite Shower Room
- Bay Fronted Sitting Room And Separate Dining/Family Room
- Modern Fitted Kitchen With Appliances
- Family Bathroom/WC and Cloakroom/WC
- Block Paved Driveway/Forecourt Parking Area
- Attractive Mature Gardens
- Favoured Cul De Sac Close to Amenities, Viewing Essential



Ground Floor

Canopy porch with outside courtesy light. Double glazed entrance door leading to:

Entrance Hall

Stairs rising to the first floor with cupboard below. Radiator. Double glazed window to the side. Doors to:

Cloakroom/WC

Close couple WC. Circular wash hand basin with cupboard below. Tiled splash back. Obscure double glazed window to the front. Worcester gas fired boiler providing the domestic hot water and central heating.

Sitting Room 15'1" (4.6m) Max x 12'8" (3.86m) Max

Double glazed bay window to the front. Exposed wooden flooring. Feature open grate fireplace with wood surround and slate hearth. Radiator. Television aerial point.

Dining/Family Room 18'2" (5.54m) x 11'1" (3.38m) Max

Double glazed French doors with side panel windows opening onto the rear garden. Fireplace recess with wood burning stove and wooden mantle over. Radiator. Opening through to:

Kitchen 14'10" (4.52m) x 7'2" (2.18m) Max

Double glazed windows to the side and rear. Fitted range of modern units comprising one and a half bowl ceramic sink unit. Granite work top surface. Tiled splash back. Base cupboard and drawer units. Matching eye level units. Integrated electric double oven. Inset five ring gas hob with cooker hood over. Integrated fridge/freezer. Pull-out larder unit. Plumbing for washing machine. Integrated Slim line dishwasher. Double glazed door to outside.

First Floor Landing

Double glazed window to the side. Radiator. Stairs to second floor. Doors to:

Bedroom 2 15'1" (4.6m) x 11'3" (3.43m)

Double glazed bay window to the front which some distant views towards the Haldon Hills. Exposed wooden flooring. Radiator.

Bedroom 3 15'1" (4.6m) Max x 10'2" (3.1m) Max

Double glazed bay window to the rear with an outlook over the garden. Radiator. Built-in wardrobe/storage cupboards to the side chimney recesses. Fireplace which is currently boarded over,

Bedroom 4 10'6" (3.2m) Max x 8'0" (2.44m)

Double glazed window to front with some distant views towards the Haldon Hills. Further double glazed window to the side. Radiator. Airing cupboard.



Bathroom/WC

Double glazed window to the rear. Suite comprising panelled bath in tiled surround. Mira Sport shower over. Glazed shower screen. Close-coupled WC. Pedestal wash hand basin. Storage cupboard. Extractor fan. Radiator. Attractive ceramic tiled walls.

Second Floor Landing

Double glazed window to the side. Door to:

Master Bedroom 1 17'4" (5.28m) x 12'4" (3.76m) Max

A superb dual aspect room. Double glazed window to the front with distant glimpses of the River Exe estuary with the Haldon Hills beyond. Double glazed window to the rear with an open aspect. 2 radiators. Hatch to roof void. Access to eaves space. Built-in Wardrobe/storage cupboard. Door to:

En Suite Shower Room/WC

Velux skylight window. Quadrant shower cubicle with built-in shower. Pedestal wash hand basin. Close-coupled WC. Ceramic tiled walls. Extractor fan. Ladder style heated towel rail.

Externally

Front Of Property

A block paved driveway/forecourt parking area provides off road parking. Mature flower and shrub border. Twin gates to the side of the property leading through to:

Rear Garden

An attractive feature of the property comprising a paved patio area opening onto a timber deck. The main area of garden is predominantly laid to lawn with mature flower and shrub borders. Stepping Stone pathway leads to a useful timber storage shed/workshop with power and light. Further timber deck at the bottom of the garden. Outside water tap and lighting.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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

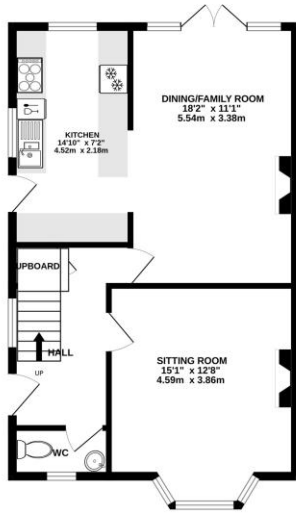
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

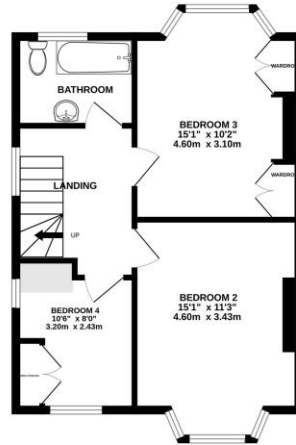
Please note, these are draft particulars and they are awaiting the vendors verification.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



BEECHWAY, 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 ©2023

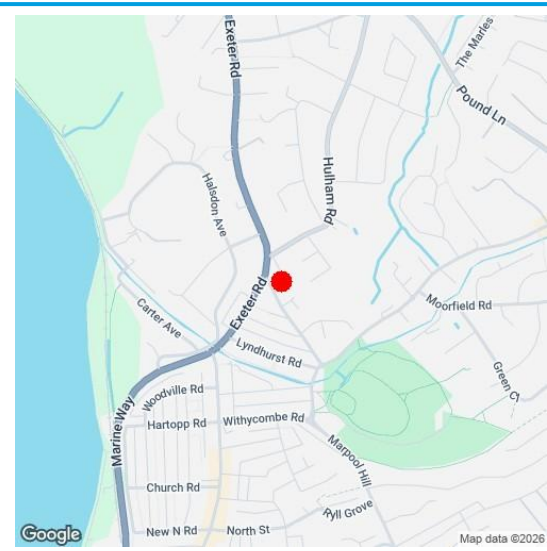
Directions

From our prominent Town Centre offices, proceed out onto Exeter Road and take a right hand turning at the main traffic lights into Hulham Road, signposted Honiton and Ottery St Mary. Then turn immediately right into Beechway where the property can be found a short distance down on the left.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

61

71



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: 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.