

**Guide Price £350,000**  
**31 Byron Way, Exmouth, EX8 5SE**



- 3 Bedroom Detached House With NO ONWARD CHAIN • Gas Centrally Heated & uPVC Double Glazed • Hallway, Downstairs WC, Living Room & Dining Room • Kitchen With Oven, Hob & Hood
- 3 First Floor Bedrooms • Bathroom • Double Width Driveway, Single Garage • Enclosed, Southerly Facing Rear Garden



uPVC double glazed front entrance door with an obscure glazed window inset and courtesy lighting, giving access to:

### Ground Floor

#### Entrance Hall

A welcoming entrance to the property with a feature ceiling arch. Staircase rising to the first floor. Radiator. Coved ceiling. Laminate flooring. Doors leading to the living room and:

#### Cloakroom/WC

Obscure glazed window to side. Low level WC. Corner wash hand basin with tiled splash back. Radiator. Vinyl flooring.

#### Living Room 13'0" (3.96m) x 12'2" (3.71m)

Window to front. Focal point of a wooden fire surround housing an electric fire with marble back and hearth. Radiator. Coved ceiling. Useful under stairs storage cupboard. Archway leading to:

#### Dining Room 10'10" (3.3m) x 7'8" (2.34m)

Sliding double glazed patio doors opening onto the rear garden. Radiator. Coved ceiling. Vinyl flooring. Doorway leading to:

#### Kitchen 11'3" (3.43m) x 7'7" (2.31m)

A dual aspect room with windows to side and rear. Part glazed uPVC double glazed door to rear leading to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces above and tiled splash backs. Inset stainless steel one and a half bowl sink with a single drainer unit with a mixer tap above. Built in four ring gas hob with an extractor hood above and a built in electric oven below. Integrated fridge and washing machine. Slimline pull out larder style cupboard. Breakfast bar with radiator beneath. Wall mounted gas fired boiler that supplies the hot water and central heating. Inset ceiling lights. Vinyl flooring.

### First Floor

Window to side. Access to insulated loft space. Airing cupboard that houses a water tank and that has slatted shelving. Doors leading to:

#### Bedroom 1 11'2" (3.4m) To Wardrobe x 8'10" (2.69m)

Window to front. Radiator. TV point. Built in wardrobes to one wall with a hanging rail and storage above. Coved ceiling.

#### Bedroom 2 11'2" (3.4m) Into Recess x 8'9" (2.67m)

Window to rear. Radiator. Coved ceiling.

#### Bedroom 3 9'7" (2.92m) x 6'5" (1.96m)

Window to front. Radiator. Coved ceiling. Useful storage cupboard over stairwell recess with hanging rail.

### Bathroom

Obscure glazed window to rear. Fitted suite comprising of a panelled bath with hand grips and an electric shower unit over and shower curtain. Concealed cistern WC. Vanity wash hand basin unit with display surface and storage cupboards beneath. Fitted mirror with light and shaver socket over. Heated towel rail. Extractor fan. Vinyl flooring.

### Front Garden

To the front of the property is an area of garden laid to a level lawn with a shrub bed. Evergreen boundary to front. Outside meter boxes. Double width stone bonded driveway that leads to:

#### Single Garage 17'11" (5.46m) x 8'3" (2.51m)

Up and over door to front. Power and light connected. Wall mounted electric trip switch fuse box. Storage space in roof void. Wall mounted solar panel consumer unit and control box.





Personal door to rear, leading to:

### Rear Garden

To the rear of the property is an enclosed and level garden that faced in a southehrly direction. The garden comprises of a level patio which is laid adjacent to the rear of the property, ideal for outdoor dining and sitting. The remained of the garden is then laid to lawn with a shrub bed border. Timber fenced boundaries. Timber storage shed. Outside cold water tap, power points and courtesy lighting. Front pedestrian access via a timber garden gate to one side of the property.

### Tenure

The property is FREEHOLD

### Services

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

### Mortgage Advice

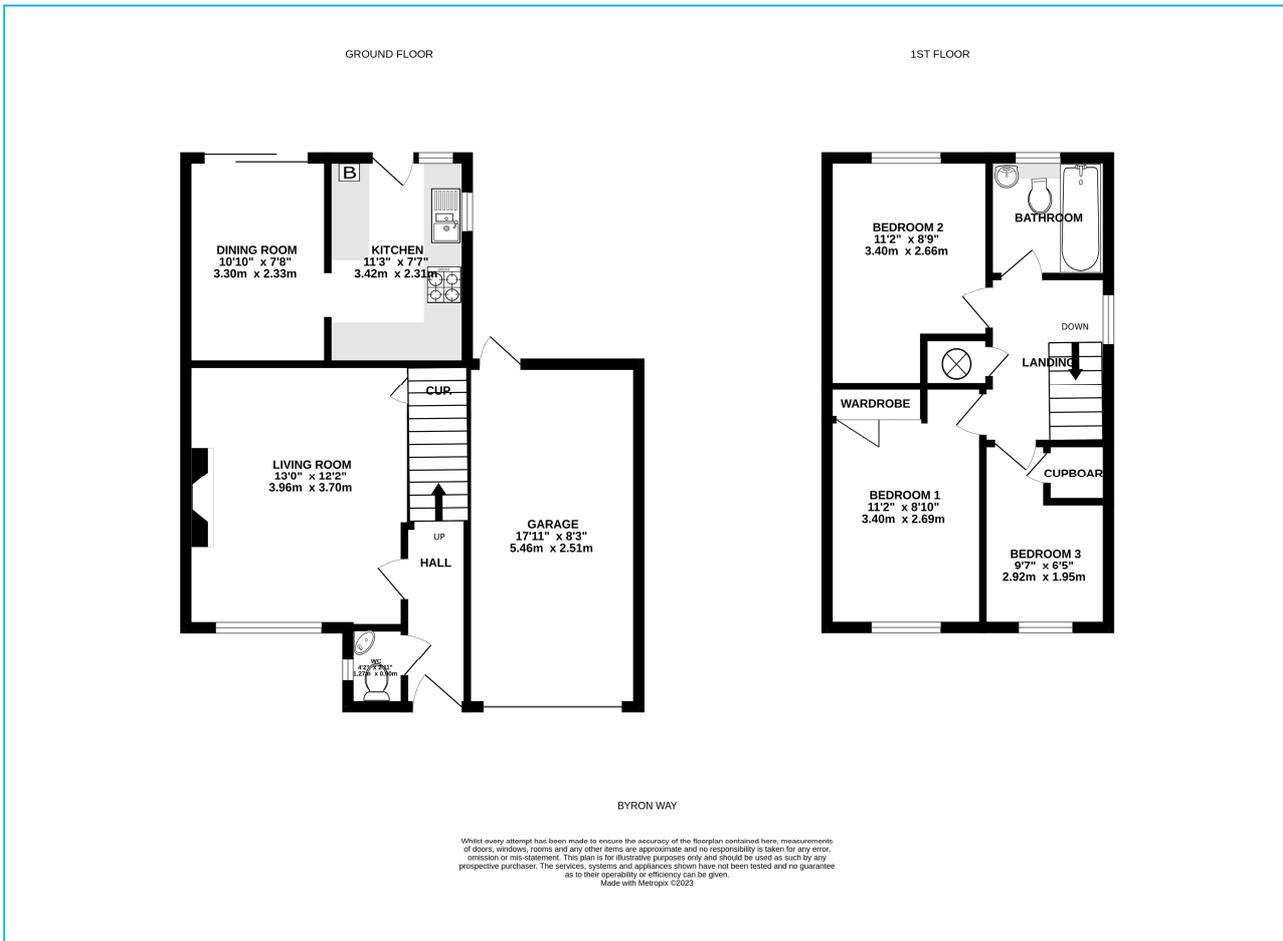
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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### Agents Notes

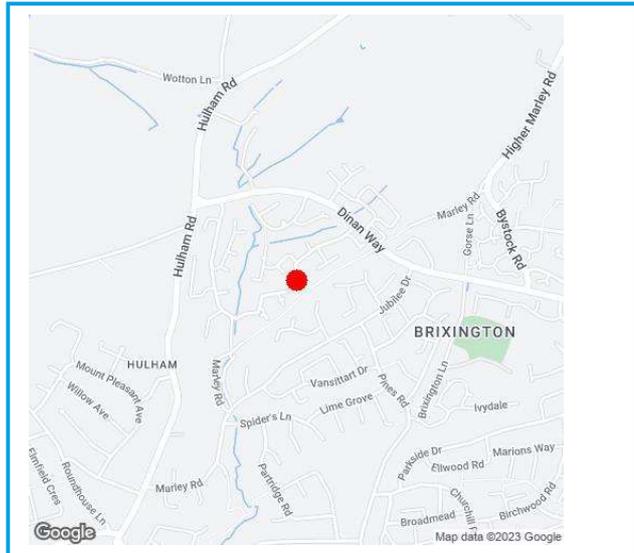
Please note, these are draft particulars and they are awaiting vendors verification. The property has the benefit of fitted solar panels to the south side of the roof. These are held on a lease which has approximately 12 years remaining.



**Directions**

From our prominent town centre office turn right down Rolle Street and then take a left at the first roundabout and proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Follow this road where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 Plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(50-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		



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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.