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**LINKS**  
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**Guide Price £375,000**  
**4 Beechway, Exmouth, EX8 3HP**



- 3 Bedroom 1930's Style Semi Detached Family House • Favoured Cul-De-Sac Close To The Town Centre And Facilities • Lounge And Separate Dining Room • Kitchen And Breakfast/Utility Room
- Downstairs WC, Bathroom And Separate WC • Easy To Maintain Gardens And 24' Detached Garage • Some Modernisation Required • Brand New Roof April 2024, No Onward Chain





## Accommodation

### Ground Floor

Double glazed entrance door leading to:

#### Entrance Porch

Obscured double glazed door with side panel window leading to:

#### Entrance Hall

Stairs rising to 1st floor. Double glazed window to the rear on the half landing. Built-in cupboard under stairs. Electric storage heater. Telephone point. Doors to:

#### Lounge 14'1" (4.29m) Into Bay x 12'1" (3.68m)

#### Dining Room 14'2" (4.32m) x 11'3" (3.43m)

Double glazed bay window to the front aspect. Open grate fireplace with tiled surround. Serving hatch.

#### Kitchen 10'5" (3.18m) Max x 11'9" (3.58m) Max

Units comprising one and a half bowl, Stainless steel sink unit. Roll edge worktop surface. Tiled splashback. Base cupboard and drawer units. Matching eye level units. Space for freestanding electric cooker and further appliance space. Wall mounted electric heater. Built-in storage cupboard. Serving hatch opening through to dining room. Opening through to the utility room/breakfast room. Part double glazed door leading to:

#### Rear Lobby

Part double glazed door and side panel window leading to outside.

#### Breakfast/Utility Room 18'8" (5.69m) Max x 9'2" (2.79m) Max

including the depth of the built-in storage cupboards. Double glazed window to side aspect. Ceramic sink. Tiled splashback. Roll edge worktop surface. Storage cupboard below. Wall mounted electric towel rail. Plumbing for washing machine. Fitted storage cupboards with sliding doors to one wall. Obscured double glazed door to outside. Skylight sun tube.

### First Floor

#### Landing

Double glazed window to the rear. Hatch to roof void. Doors to:

#### Bedroom 1 14'11" (4.55m) Into Bay x 12'2" (3.71m)

Double glazed bay window to front aspect, providing some distant views towards the Haldon hills. Fitted triple wardrobe with sliding doors. Open grate fireplace.

#### Bedroom 2 14'8" (4.47m) Into Bay x 11'2" (3.4m)

Double glazed bay window to the front. Original fireplace.

#### Bedroom 3 10'3" (3.12m) x 8'4" (2.54m) Max

Double glazed window to the rear aspect. Telephone point.



### Bathroom

Obscured double glazed window to side aspect. Disabled shower bath with shower mixer tap. Wash hand basin. Tiled splashback. Wall mounted electric heater. Storage cupboard. Built-in airing cupboard.

### Separate WC

Obscure double glazed window to the rear aspect. Close coupled WC.

### Externally

A block paved driveway provides access from Beechway. Small raised flower bed. Covered wooden ramp leading to the kitchen door. Outside water tap. A driveway in turn leads to the garage.

The main area of garden is designed with ease of maintenance in mind and is predominantly late to paving and stone chippings with mature flower and shrub borders. A herringbone brick pathway leads to a pedestrian gate leading onto Exeter Road.

### Garage 24'0" (7.32m) x 9'0" (2.74m)

Detached with up and over door. Power and light. 2 windows.

### Tenure

The property is FREEHOLD

### Services

All mains services except gas 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

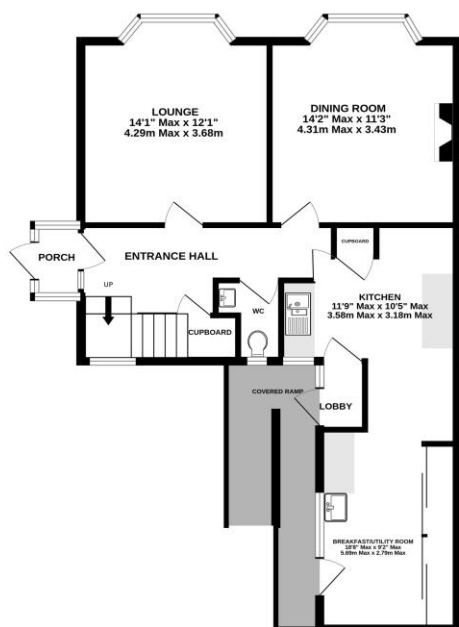
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### Agents Note

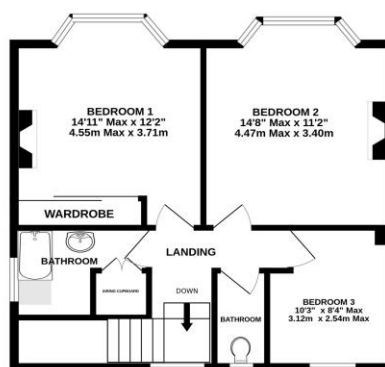
Please note, these are draft particulars and they are awaiting the vendor's verification.



GROUND FLOOR



1ST FLOOR



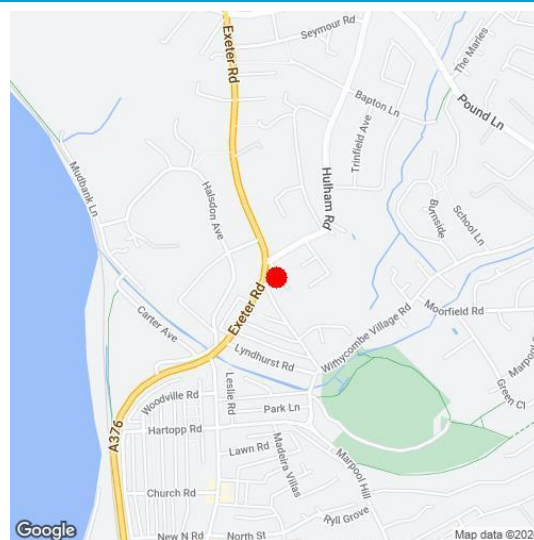
BEECHWAY, EXMOUTH

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 Metroplan 6/2023

### 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 right.

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		



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 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.