

01395 222350

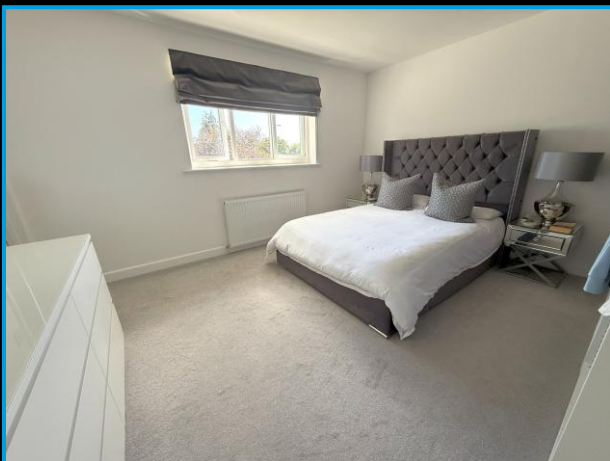
LINKS
ESTATE AGENTS

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Guide Price £650,000
10 Winchester Drive, Exmouth, EX8 5QA



- Modernised 4 Double Bedroom Detached Family Home • Gas Centrally Heated & uPVC Double Glazed • Modern Fitted Cloakroom & A Triple Aspect Living Room • Open Aspect, Modern Fitted Kitchen / Dining Room With Appliances • Stylishly Finished Bathroom & Shower Room • Block Paved Driveway & Double Garage • Good Size Plot, Insulated Garden Room & Southerly Facing



Attractive composite front entrance door with 2 inset obscure glazed windows, beneath a pitched open storm canopy, leads to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Vinyl flooring. Useful under stairs storage cupboard. Doors leading to the living room, kitchen / dining room, garage and:

Cloakroom

Obscure glazed window to the side. Modern fitted white suite comprising of a concealed cistern low-level WC. Wash hand basin with storage cupboards beneath. Vinyl flooring. Radiator.

Living Room 20'9" (6.32m) Into Bay x 11'1" (3.38m)

A fantastic triple aspect room that enjoys a lot of natural light via a walk in square bay window to front, large sliding doors to the rear that lead out to the rear garden and two windows to the side aspect. Modern upright radiator.

Kitchen / Dining Room 21'10" (6.65m) x 14'1" (4.29m)

A feature of this property is this stunning, large open plan kitchen / dining room that plays the role of the "hub of the house". Window to rear and large sliding patio doors leading out to the rear garden. Excellent range of modern fitted wall mounted and floor standing cupboard and drawer storage units with attractive quartz work surfaces and matching up stands above. Large breakfast bar peninsula that incorporates a fitted "Neff" induction hob. Inset ceramic single bowl sink with an integrated drainer to one side and mixer tap above. Built in eye level "Neff" electric oven with a "Neff" microwave to the side and a storage drawer below. Integrated large fridge, separate freezer and a "Neff" dishwasher. Vinyl flooring. Radiator to dining area and a further upright radiator to kitchen. Inset ceiling lights to kitchen.

First Floor

Landing

Good size landing space with a window to the front aspect. Useful walk in storage cupboard. Doors leading to all bedrooms and the family bathroom. Access to an insulated loft space.

Bedroom 1 13'8" (4.17m) x 12'0" (3.66m)

Good size room that has a window to rear that enjoys open an open aspect view. Radiator. Door leading to:

En-Suite Shower Room

Obscure glazed window to rear. Stylish, modern fitted shower room that has extensive attractive "Porcelanosa" tiling to the walls. The suite comprises of a large walk in, low profile, shower that has a thermostatically controlled rainfall shower head and separate shower attachment and a large splash screen. Hidden cistern low-level WC with display above and wash hand basin to the side with storage cupboard beneath with a shaver socket. Heated towel rail. Vinyl flooring. Inset ceiling lights. Extractor fan.

Bedroom 2 13'3" (4.04m) x 9'10" (3m)

Window to rear. Radiator.

Bedroom 3 9'9" (2.97m) x 9'9" (2.97m)

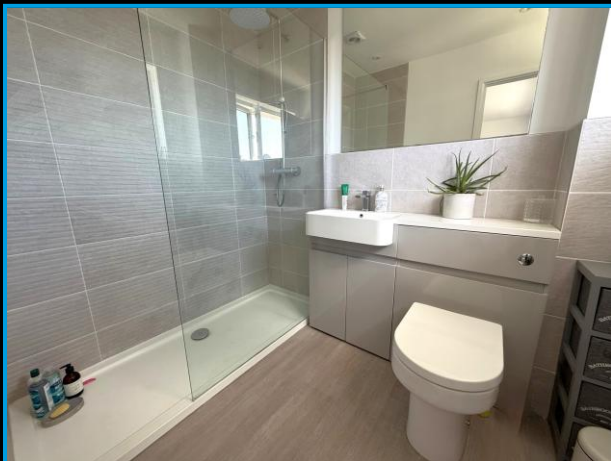
Window to front. Radiator. Useful walk in storage cupboard.

Bedroom 4 10'2" (3.1m) x 7'10" (2.39m)

Window to front. Radiator.

Family Bathroom

Another stylishly finished bathroom that again has extensive "Porcelanosa" tiling to the walls and floor. Thermostatic controlled under floor heating. Obscure glazed window to side. Modern fitted four piece white suite comprising of a good size, free standing bath with mixer tap above. Walk in single shower quadrant with thermostatically controlled rainfall shower head, separate shower attachment and sliding splash screen doors. Low level hidden cistern WC with display above and a wash hand basin to the side with storage cupboard beneath. Inset ceiling light. Extractor fan. Heated towel rail.



Externally

Front Of Property

To the front of the property is a double width block paved driveway that provides off road parking comfortably for two motor vehicles. The block paving continues towards the front of the property, leading to the front entrance door and side pedestrian access gate. To the side of the driveway is also a good size area of garden laid to lawn with some established shrubs and plants. This area could be adapted and utilised to provide further parking if required. Outside courtesy lighting. A timber garden gate to the left of the property leads to a paved area of garden to the side of the garage that is paved and can be utilised for storage and a bin store area. This area also has a water tap and both meter boxes. The driveway leads to:

Double Garage 18'11" (5.77m) x 15'10" (4.83m)

A excellent space that has an electric up and over door to front. Power and light connected. Wall mounted, "Viessmann" combi boiler that supplies the gas central heating and domestic hot water. Space and plumbing for a washing machine. Space for a tumble dryer. Wall mounted electric trip switch fuse box. Part obscure glazed door to the side that leads out to the side area of garden. Personal door to the rear that leads to the entrance hallway.

Rear Of Property

The rear of the property is a well maintained garden that enjoys the lion's share of the sunshine having a southerly facing aspect. Laid immediately adjacent to the rear of the property is a good size paved patio that spans the width of the property and that provides the ideal area for outdoor dining and sitting during fine weather. Steps then lead down to a level area of lawn with raised shrub beds bordering the patio and the rear of the garden. Attractive slatted timber fencing. Outside lighting and water tap. Access from the patio to:

Insulated Garden Room 14'5" (4.39m) x 8'2" (2.49m) Max

A fantastic addition to the property that could be utilised for a variety of uses inclusive of a home office, studio or a kids playroom. Double opening French doors leading to the garden. Obscure glazed window to rear. Inset ceiling lights.

To the side of the property is an additional area of garden that is laid to decorative shingle with a mature apple tree. This area of the garden currently hosts a quirky office pod that has an electric hook supply. The office pod could be available via separate negotiation if required. Front pedestrian access via a timber garden gate to the side of the property.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band E. The property is on a water meter.

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

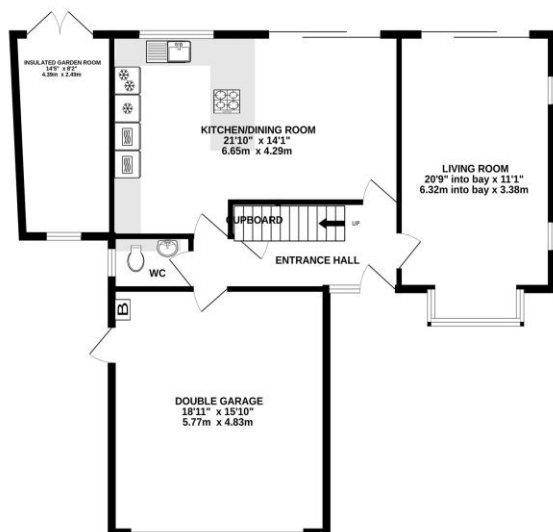
Your home may be repossessed if you do not keep up repayments on your mortgage

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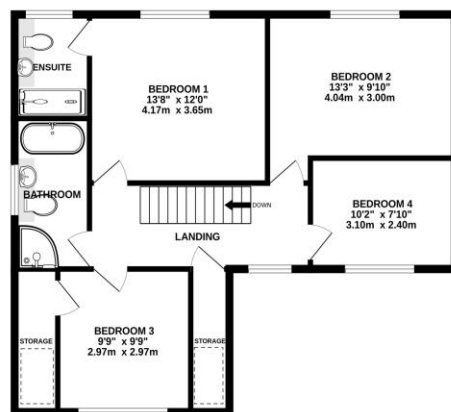
Agents Notes

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

GROUND FLOOR



1ST FLOOR



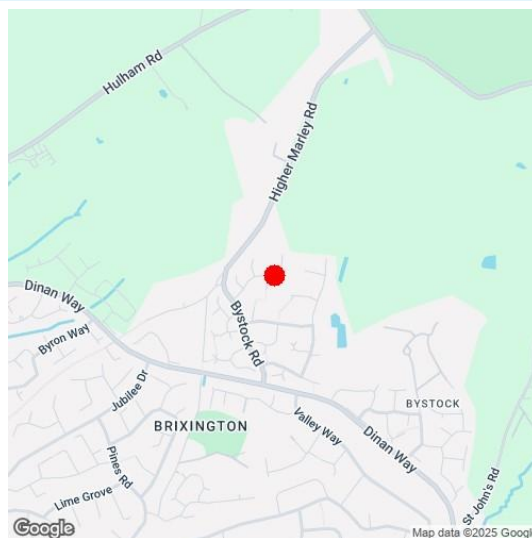
10 WINCHESTER DRIVE

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.
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Directions

From our prominent Town Centre office, proceed onto Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and then the 3rd right into Winchester Drive. The property will be found on the right, clearly identified by our for sale board.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Most energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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

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.