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**LINKS**  
ESTATE AGENTS

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**Offers In Excess Of £250,000**  
**65 Byron Way, Exmouth, EX8 5SE**



- Well Presented 2 Double Bedroom Mid Terrace House • Gas Centrally Heated & uPVC Double Glazed • Living Room • Kitchen / Breakfast Room With Oven, Hob & Hood • Bathroom With A White Suite • Enclosed Garden To The Rear • Driveway & Garage • NO ONWARD CHAIN





Pitched open storm canopy provides cover and leads to a part obscure glazed front entrance door leading to:

### Ground Floor

#### Living Room 15'6" (4.72m) x 11'11" (3.63m)

Window to front. Staircase rising to the first floor. Laminate flooring. Radiator. Useful storage cupboard. High level electric trip switch fuse box. Door leading to:

#### Kitchen / Breakfast Room 11'11" (3.63m) x 9'1" (2.77m)

Window to rear. Sliding patio door leading out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Inset stainless steel single bowl sink and drainer unit with mixer tap above. Built in four ring gas hob with an electric oven below and extractor hood above. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Further appliance space under work surface if required. Wall mounted gas fired boiler. Radiator. Laminate flooring.

### First Floor

#### Landing

Access to insulated loft space. Doors leading to both bedrooms and the bathroom.

#### Bedroom 1 11'11" (3.63m) x 9'1" (2.77m)

Window to rear. Radiator.

#### Bedroom 2 11'11" (3.63m) x 7'2" (2.18m) Plus Recess

Window to front. Radiator.

#### Bathroom

Fitted white suite comprising of a panelled bath that has an electrically controlled shower, tiled splash backs to ceiling height and a splash screen. Low level WC. Pedestal wash hand basin. Laminate flooring. Extractor fan. Wall mounted mirrored medicine cabinet. Radiator. Airing cupboard that houses a hot water tank and that has slatted shelving.

### Externally

#### Front Of Property

To the front of the property is a small area of garden that is enclosed with a picket fence and with an evergreen shrub/boundary. Small raised shrub bed and shingle area. Outside gas and electric meter box.

#### Rear Garden

To the rear of the property is a fully enclosed garden that has a paved patio laid adjacent to the rear of the property, that provides the ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to shingle, ideal for displaying pot plants. Octagonal timber summer house. Timber fenced boundaries.

#### Parking & Garage 17'5" (5.31m) x 8'10" (2.69m)

Up and over door to front. Potential for overhead storage in eaves. A driveway to the front of the garage provides off road parking for two vehicles parking in tandem. To the



side of the garage is an additional area of garden that is predominately laid to lawn.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. Council Tax Band C. 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

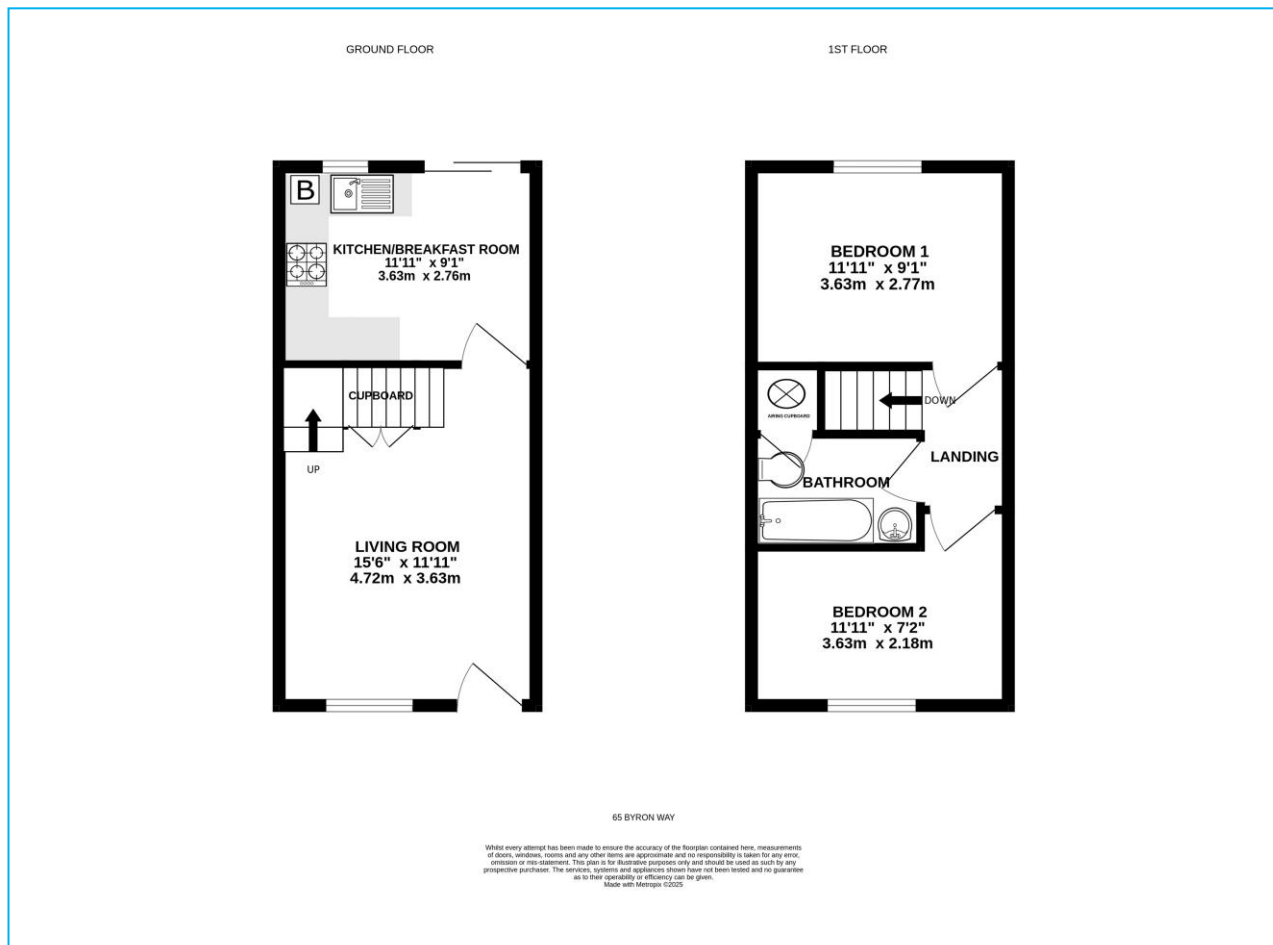
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Notes**


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

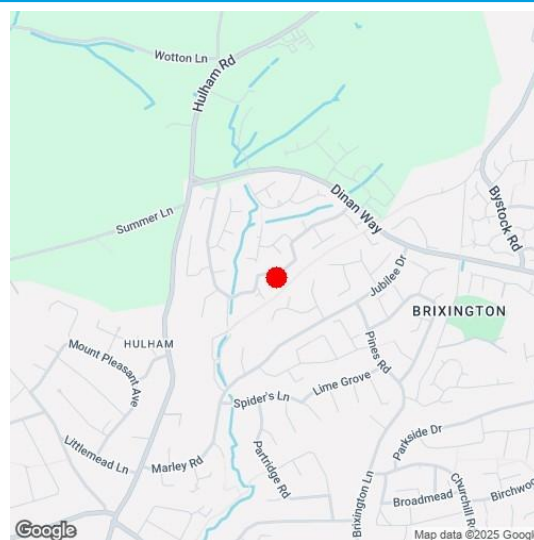




### Directions

From our prominent town centre office, proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Pound Lane. 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. Continue down, passing Wordsworth Close on the right and take the next Cul-De-Sac on the left where the property can be found on your right, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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.