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LINKS
ESTATE AGENTS

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Guide Price £530,000

10 St. Briac Way, Exmouth, EX8 5RN



- Well Presented Detached House In Popular Location • Gas Central Heating & uPVC Double Glazing
- Ground Floor Cloakroom, Living Room With Log Burner • Dual Aspect Kitchen / Dining Room, Utility Room
- 4 Good Sized Bedrooms, 3 Having Built - In Wardrobes • En - Suite & Modern 4 Piece Family Bathroom
- Double Garage With Double Width Driveway • Southerly Facing Rear Garden With Garden Office



Accommodation

Ground Floor

Composite front entrance door, beneath pitched storm canopy, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Smoke alarm. Wall mounted central heating thermostat. Oak doors leading to living room, kitchen / dining room and:

Cloakroom

Obscure glazed window to front. White suite comprising low level WC and vanity wash hand basin. High level electric trip switch fuse box. Radiator. Tiled splashback's.

Living Room 22'7" (6.88m) Into Bay x 13'1" (3.99m) Max

Dual aspect having 2 windows to front and bay window to rear, including French doors that lead to the rear garden. Focal point of Fitted log burner, within a fireplace, having a Stone hearth with a wooden mantle over. 2 radiators.

Kitchen / Dining Room 20'5" (6.22m) x 10'3" (3.12m)

Dual aspect having 2 windows to front and window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built-in 4 ring gas hob with filter hood above, eye level double electric oven and grill. Space and plumbing for dishwasher. Space for American style fridge / freezer etc. 2 radiators. Inset ceiling lights. Under wall unit and plinth lighting. Oak door leading to:

Utility Room 6'1" (1.85m) x 5'1" (1.55m)

Half obscure double glazed external door leading to rear garden. Cupboard storage units with Oak work surface above. Space and plumbing for washing machine. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

First Floor

Landing

Access to insulated loft space, via trap door with ladder. Radiator. Smoke alarm. Airing cupboard housing the hot water tank. Oak doors leading to all bedrooms and family bathroom.

Bedroom 1 13'6" (4.11m) To Wardrobe x 10'6" (3.2m)

Window to front. Built - in triple wardrobe to 1 wall. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to front. White suite comprising shower cubicle with thermostatically controlled shower unit, including rainfall water head and splashback to ceiling height. Low level WC. Vanity wash hand basin. Radiator. Tiled splashback. Extractor fan.

Bedroom 2 10'5" (3.18m) x 10'4" (3.15m)

Window to front. Fitted double wardrobe. Radiator.

Bedroom 3 10'4" (3.15m) Plus Recess x 9'8" (2.95m)

Window to rear. Radiator.

Bedroom 4 9'1" (2.77m) x 7'9" (2.36m) To Wardrobe

Window to rear. Built - in double wardrobe. Radiator.



Family Bathroom

Obscure uPVC double glazed window to rear. Modern fitted 4 piece white suite of panelled bath, triple shower cubicle with thermostatically controlled shower unit, including rainfall water head, low - level WC and vanity wash hand basin. Tiled splashback. Heated towel rail. Inset ceiling lights. Extractor fan.

Externally

The open plan and easy to maintain Front Garden is laid to patio and planted with shrub beds, providing year round interest and colour. A double width driveway to the side of the property provides off road parking and leads to:

Double Garage 18'1" (5.51m) x 17'5" (5.31m)

2 up and over doors to front. Personal door to side leading to rear garden. Under eaves storage space. Power and light connected.

Southerly Facing Rear Garden

The property enjoys an enclosed and easy to maintain, landscaped Rear Garden. There is a timber decking area, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid mainly to shingle with various shrub and herbaceous beds and borders that provides year round interest and colour. Timber panelled fenced boundaries. Outside lighting. Fishpond. Outside water tap. Greenhouse. Front pedestrian access to side of property via timber garden gate. Within the garden there is:

Garden Office 10'9" (3.28m) x 7'7" (2.31m)

Timber construction with sealed unit double glazed external door to side, leading to the rear garden, window adjacent. Power and light connected.

Tenure

The property is FREEHOLD

Services

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

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

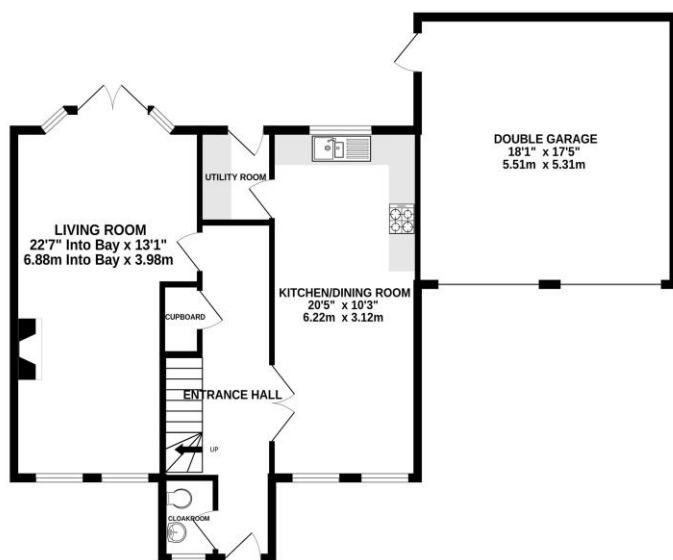
Your home may be repossessed if you do not keep up repayments on your mortgage

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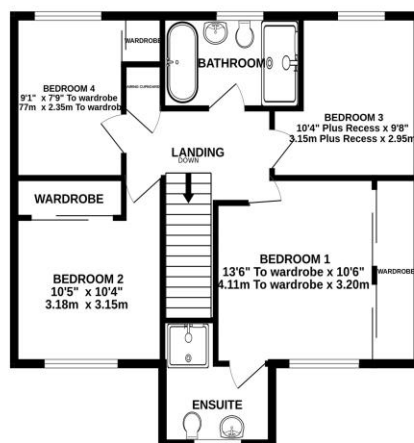
Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



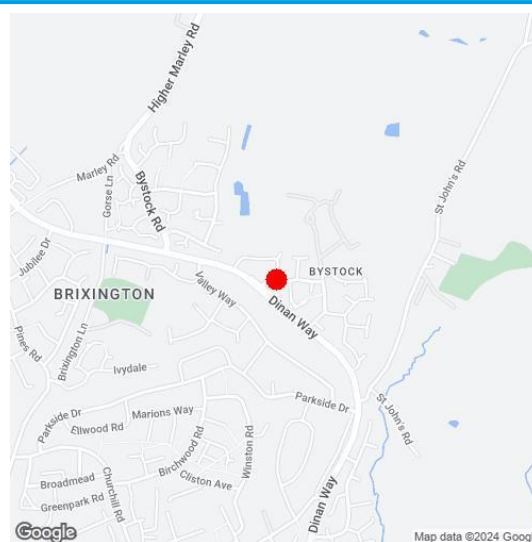
ST BRIAC WAY, EXMOUTH

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.
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Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Proceed along Dinan Way and take the 3rd turning left into St Briac Way where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	87
B (81-91)	
C (69-80)	77
D (55-68)	
E (39-54)	77
F (21-38)	
G (1-20)	
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.