

Guide Price £499,950 Exmouth



- Well Presented Modern House • Popular Residential Location • Handy For Woodbury Common
 - Gas Central Heating & Double Glazing • Living Room & Kitchen / Dining Room • Ground Floor Bed 5 / Office • 4 First Floor bedrooms, En - Suite & Bathroom • Parking, Landscaped Gardens
- Call For Further Details



Confidential Register

You have enquired about a property that is being marketed on our confidential register. For further information, please contact Links Estate Agents in Exmouth

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

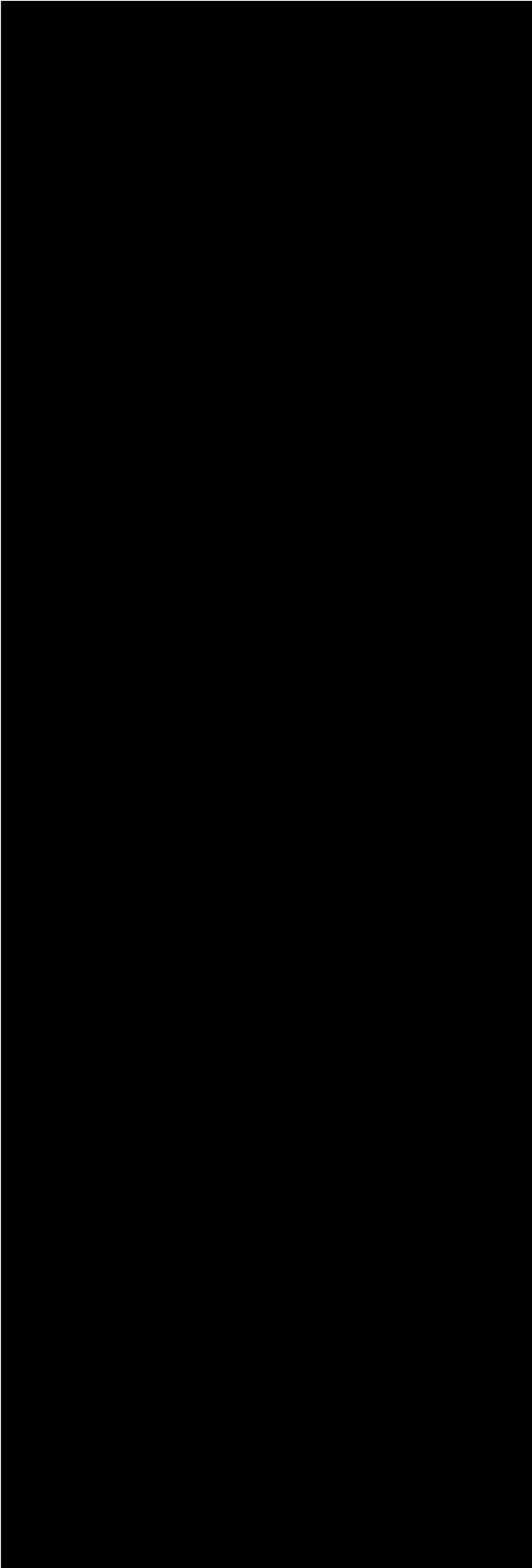
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

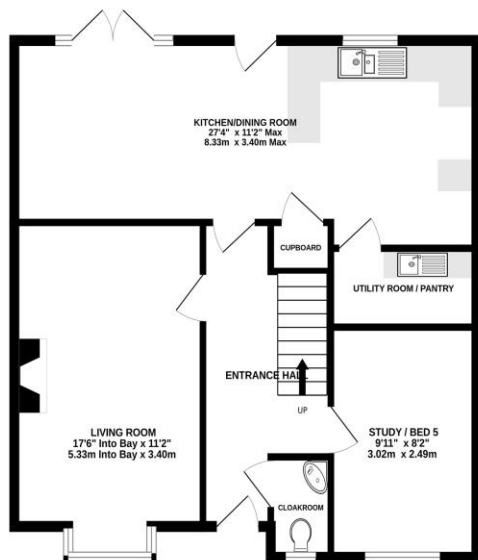
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

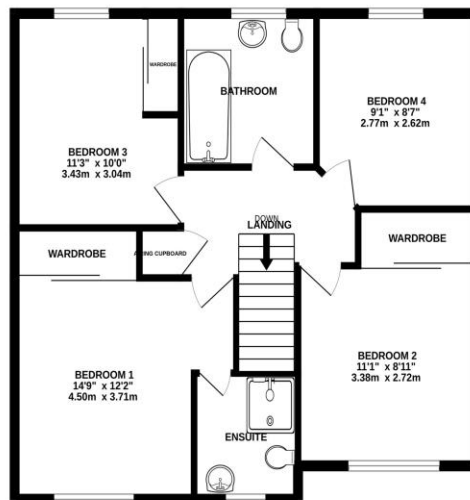
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



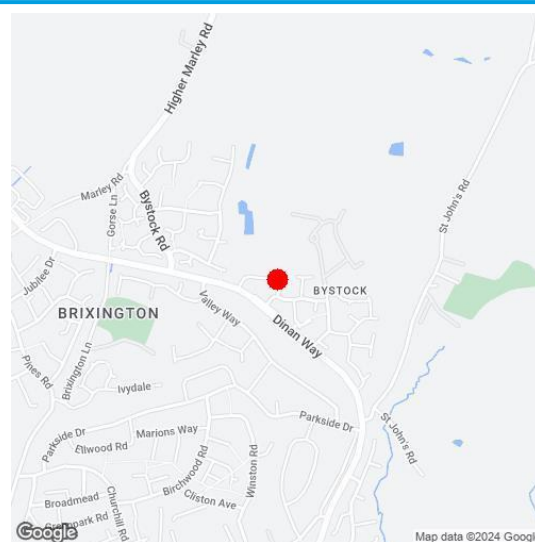
EXMOUTH

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 Old Bystock Drive where the property will be found.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		77 → 86
(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.