

Guide Price £385,000
23 Valley Way, Exmouth, EX8 4PD



- Very Well Presented Extended 4 Bedroom Detached House • Stunning Sunny Aspect Rear Garden • Extended Garage And Timber Workshop • Lounge/Dining Room • Garden Room Extension • Kitchen/Breakfast Room • Family Bathroom And Downstairs Cloakroom • Driveway Parking And Stone Chipping Hardstanding



Accommodation

Ground Floor

Covered entrance. Courtesy light. Entrance door with side panel window to:

Entrance hall

Radiator. Stairs to first floor. Cupboard under stairs. Built-in cloaks cupboard. Radiator. Doors to:

Cloakroom/WC

Obscured double glazed window to the front. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator.

Lounge/Dining Room 20'2" (6.15m) x 10'6" (3.2m) Max

Double glazed window to the rear. 2 Radiators. TV aerial point. Opening to:

Garden Room 10'8" (3.25m) x 7'9" (2.36m)

Double glazed window to the side. Radiator. Sliding double glazed patio doors opening onto the rear garden.

Kitchen/Breakfast Room 15'6" (4.72m) x 10'5" (3.18m)

Double glazed oriel bay window to the front. Further double glazed window to the side. Units comprising single drainer sink unit. Roll edge work top surfaces. Tiled splash backs. Base cupboard and drawer units. Eye-level units. Space for cooker. Serving hatch. Heated towel rail. Extractor fan. Worcester gas fired boiler supplying domestic hot water and central heating. Radiator. Obscured double glazed window to the side.

First Floor

Landing

Obscured double glazed window to the side. Hatch to roof space with pull down ladder. Doors to:

Bedroom 1 11'10" (3.61m) x 11'7" (3.53m)

Double glazed window to the rear overlooking the garden. Radiator.

Bedroom 2 10'6" (3.2m) x 8'0" (2.44m) Plus Recess

Double glazed window to the front. Radiator.

Bedroom 4 9'7" (2.92m) x 7'2" (2.18m) Plus Recess

Double glazed window to the front. Radiator. Built-in wardrobe/storage cupboard.

Bedroom 3 8'5" (2.57m) x 8'1" (2.46m) Plus Recess

Double glazed window to the rear overlooking the rear garden. Built-in wardrobe/storage cupboard. Built-in airing cupboard housing the water cylinder. Radiator.

Bathroom/WC

Obscured double glazed window to the side. Panelled bath with shower mixer tap. Pedestal wash hand basin. Low level WC. Radiator. Extractor fan. Wall tiling. Heated towel rail.



Externally

To the front of the property is a stone chipping hardstanding area. Flower and shrub borders. Side pedestrian access to the rear garden. Driveway parking leading to the garage. Outside water tap.

Garage 23'0" (7.01m) x 8'8" (2.64m)

Extended length ways. Electric remote roll over door. Power and light. Plumbing for washing machine. Double glazed window to the rear. Double glazed door leading into the rear garden.

Rear Garden

A particularly stunning feature of the property. The good size rear garden benefits from having a sunny aspect and is very well stocked with a wide variety of flowers and shrubs. A paved patio adjoins the main building and a pathway leads to the bottom of the garden passing a rose covered arbour and through a pergola arch to a hidden area of garden where there is a TIMBER STORAGE SHED 9'11" x 5'8" and a further detached TIMBER WORKSHOP 11'5" x 9'11". Further alloy tool store and timber tool store.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D

Mortgage Assistance

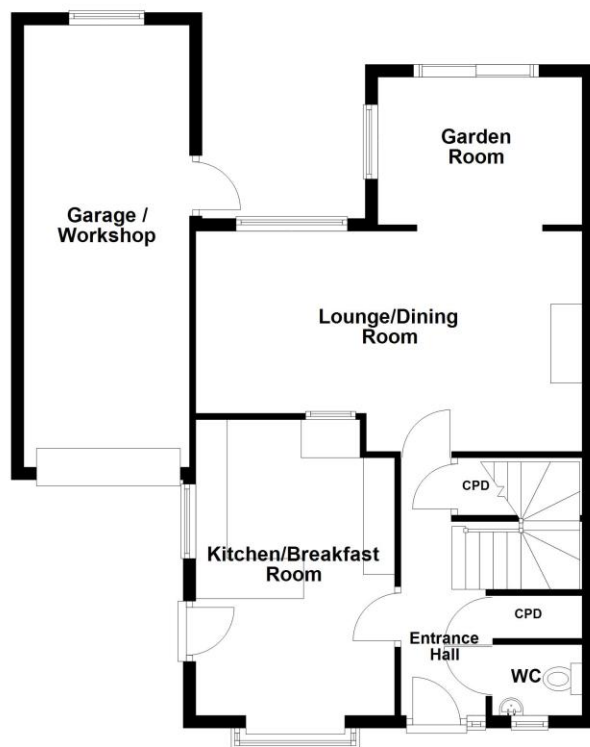
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Ground Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)

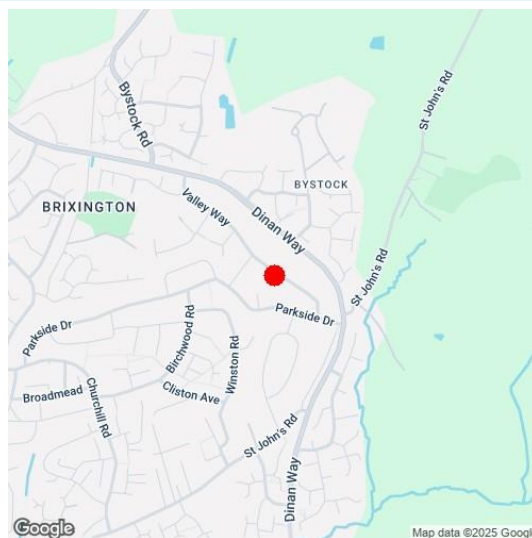


Total area: approx. 104.3 sq. metres (1122.8 sq. feet)

Directions

From our prominent Town Centre office, proceed out of the town onto 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. Take the 5th turning on the right into Valley Way where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		82	
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G		1	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.