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LINKS
ESTATE AGENTS

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Guide Price £425,000
9 Humphries Park, Exmouth, EX8 4DX



- Well Presented Detached House In Cul-De-Sac • Gas Central Heating, Owned Solar Panels & Double Glazing • Cloakroom, Living Room, Dining Room, Conservatory • Modern Kitchen With Appliances • 4 Good Sized Bedrooms, 3 With Wardrobes • Master En-Suite & Family Bathroom • Garage & Double Width Driveway • Southerly Facing Rear Garden



Accommodation

Ground Floor

uPVC double glazed front entrance door, beneath pitched and tiled storm canopy leading to:

Entrance Hall

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

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and vanity wash and basin. Radiator. Wall mounted electric trip switch fuse box.

Living Room 15'3" (4.65m) x 11'2" (3.4m)

uPVC double glazed French doors leading to rear garden with views over adjoining St Johns playing fields with Haldon Hills beyond. 2 Radiator's. Open to:

Dining Room 9'2" (2.79m) x 8'8" (2.64m)

Open arch leading to kitchen. Radiator. Double doors leading to:

Conservatory 11'3" (3.43m) x 8'10" (2.69m)

uPVC double glazed windows to rear and side on dwarf brick wall that gains views over the adjoining Parkland with Haldon Hills and Exe Estuary beyond. uPVC double glazed external door side leading to rear garden. Tiled flooring.

Kitchen 14'9" (4.5m) x 8'8" (2.64m)

uPVC double glazed window to front. Obscure uPVC double glaze external door side. Good range of modern fitted cupboard and drawer storage units with Quartz work surfaces and matching up stands. Composite single bowl sink and drainer unit with mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher, washing machine, fridge and freezer. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Inset ceiling lights.

First Floor

Landing

Radiator. Access to insulated and part boarded loft space via trap door with ladder. Doors leading to all bedrooms and family bathroom.

Bedroom 1 11'10" (3.61m) x 10'0" (3.05m) Plus Recess

UPVC double glazed window to front. 2 built - in double wardrobes. Radiator. Door leading to:

En - Suite

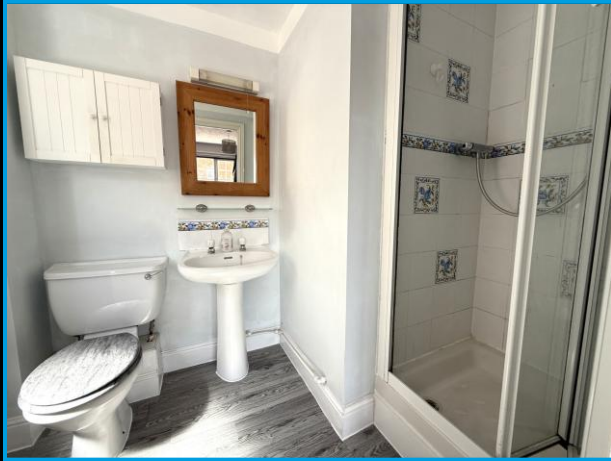
Obscure uPVC double glazed window to side. White suite of shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Shaver light and socket. Radiator.

Bedroom 2 14'1" (4.29m) x 8'1" (2.46m)

uPVC double glazed window to rear gaining views over adjoining Parkland with views of Haldon Hills and the Exe Estuary. Radiator.

Bedroom 3 9'10" (3m) x 8'6" (2.59m)

uPVC double glazed window to front. 2 built - in double wardrobes. Radiator.



Bedroom 4 9'10" (3m) x 6'10" (2.08m) Plus Recess

uPVC double glazed window to rear gaining views over adjoining Parkland with the Exe Estuary and Haldon Hills beyond. Built - in double wardrobe. Radiator.

Bathroom

Obscure uPVC double glazed window to side. White suite of P shaped bath with thermostatically controlled shower unit over including Rainfall waterhead and splashback's to ceiling height. Concealed cistern WC with vanity wash hand basin. Heated towel rail.

Externally

To the front of the property is a driveway providing parking for 2 motor vehicles side-by-side. A small area of shingle. Outside gas meter and outside water tap. Driveway leads to:

Garage 16'7" (5.05m) x 8'5" (2.57m)

Up and over door to front. Power and light connected.

Southerly Facing Rear Garden

The property benefits from an enclosed, low maintenance and reasonably private rear garden, enjoying a pleasant outlook over the adjoining parkland, with the Haldon Hills forming an attractive backdrop beyond.

Immediately adjacent to the property is a generous composite decking area, providing an ideal space for outdoor dining and entertaining during the warmer months. The remainder of the garden is laid mainly to lawn, with timber panel fencing to the boundaries providing enclosure and privacy.

Additional features include outside lighting and convenient pedestrian access to the front of the property via timber garden gates on both sides.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Owned Solar Panels. 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

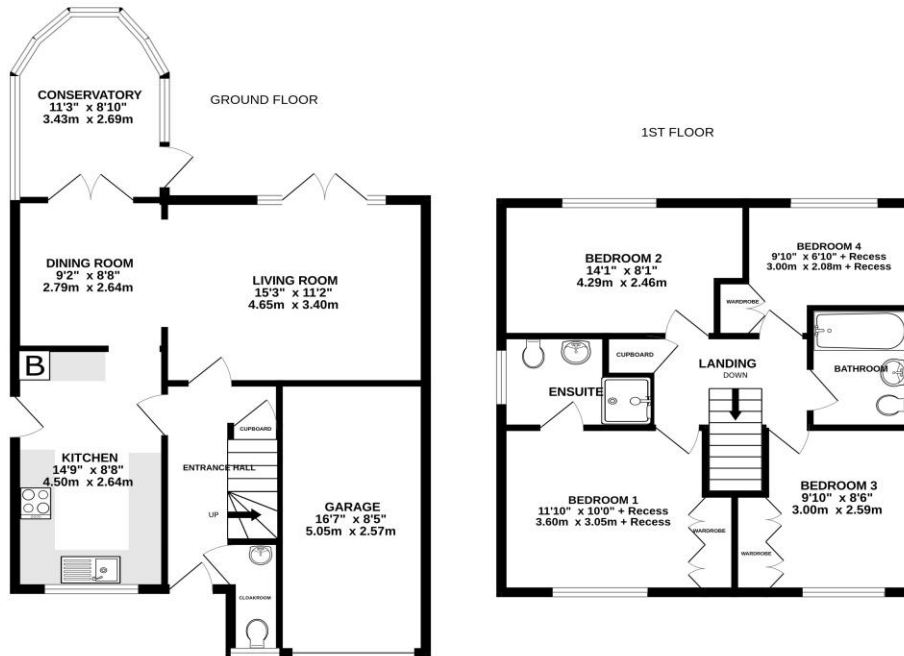
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification





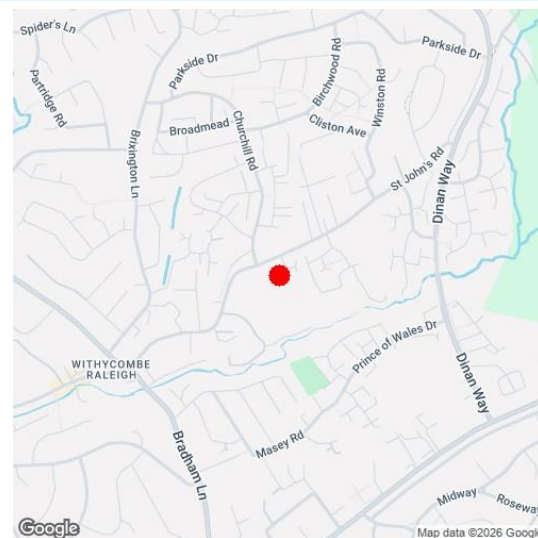
HUMPHRIES PARK, EXMOUTH

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 out of town on Salterton Road. After passing Tesco on the left hand side, and at the next set of traffic lights past Lidl, turn left into Dinan Way. Take the 3rd turning left into St Johns Road. Take a left hand turning, just past Bassetts Farm School, into Humphries Park. Bear right where the property will be found clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A		94	94
(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.