

01395 222350

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ESTATE AGENTS

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Offers in Excess of £450,000
17 Valley Way, Exmouth, EX8 4PD



- Renovated Detached Bungalow In Popular Location • Gas Central Heating & uPVC Double Glazing • Living Room With Doors Leading To Rear Garden • Brand New Fitted Kitchen With Appliances • 3 Bedrooms • Brand New Bathroom / WC & Further Cloakroom / WC
- Garage, Brick Paved Driveway, Southerly Facing Rear Garden • NO ONWARD CHAIN



Accommodation

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed window to front. Tiled flooring. Hardwood door with obscure glazed panes to side leading to:

Entrance Hall

Radiator. Wall mounted central heating thermostat. Smoke alarm. Inset ceiling lights. Useful storage cupboard that houses the newly fitted, gas fired Combi boiler that supplies the central heating and domestic hot water. Access to insulated loft space. Brand new fitted carpets. Doors leading to all rooms.

Cloakroom

Obscure uPVC double glazed window to side. Brand new fitted white suite of low level WC and wall mounted wash hand basin. Tiled flooring.

Living Room 16'11" (5.16m) x 11'9" (3.58m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed window to rear and uPVC double glazed window to front, overlooking the entrance porch. Radiator. Inset ceiling lights. Smoke alarm. Brand new fitted carpet.

Kitchen / Dining Room 13'2" (4.01m) x 9'11" (3.02m)

uPVC double glazed external door to side leading to rear garden and UPVC double glazed window to rear. Good range of brand new fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Brand new, built - in 4 ring gas hob with electric oven below and filter hood above. Brand new integrated dishwasher and washing machine. The freestanding fridge freezer in situ plus dining table with 4 chairs are included in the sale. Radiator. Smoke alarm. Inset ceiling lights. Extractor fan.

Bedroom 1 12'10" (3.91m) x 11'1" (3.38m)

uPVC double glazed window to front. Radiator. Brand new fitted carpet.

Bedroom 2 9'11" (3.02m) x 8'11" (2.72m)

uPVC double glazed window to front. Radiator. Brand new fitted carpet.

Bedroom 3 11'0" (3.35m) x 7'4" (2.24m)

uPVC double glazed window to side. Radiator. Brand new fitted carpet.



Bathroom

Obscure uPVC double glazed window to side. Brand new fitted white suite of panelled bath, corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Inset ceiling lights. Tiled flooring. Extractor fan.

Externally

To the front of the property is an extensive and newly laid brick paved driveway providing ample off road parking for motor vehicles and caravans, with the remainder of the garden being laid to shingle. Outside lighting. Outside water tap.

Garage 16'2" (4.93m) x 8'3" (2.51m)

Up and over door to front. Under eaves storage. Power and light connected.

Rear Garden

The property has a Southerly facing and landscaped rear garden, which has a newly laid Flagstone patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder then being laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Outside lighting. Outside water tap. Outside meter boxes. Garden shed. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

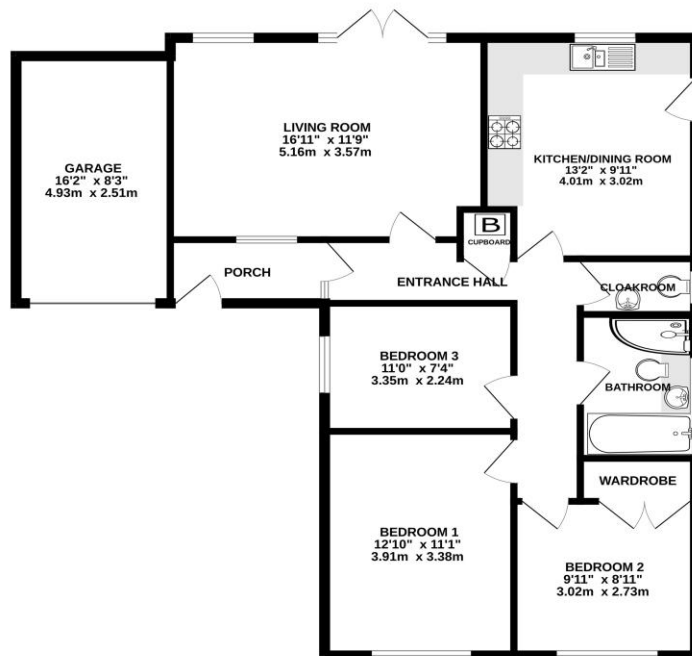
These are draft particulars and are awaiting vendors verification

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GROUND FLOOR



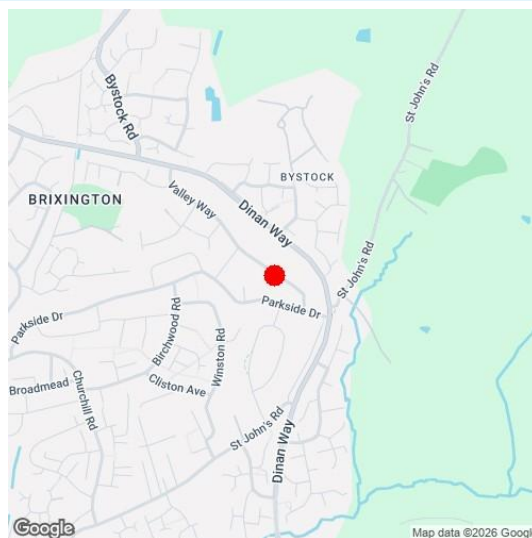
VALLEY WAY, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Mapbox (2020)

Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, 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, just past Silverdale, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	72
E (39-54)	
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.

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