

01395 222350

**LINKS**  
ESTATE AGENTS

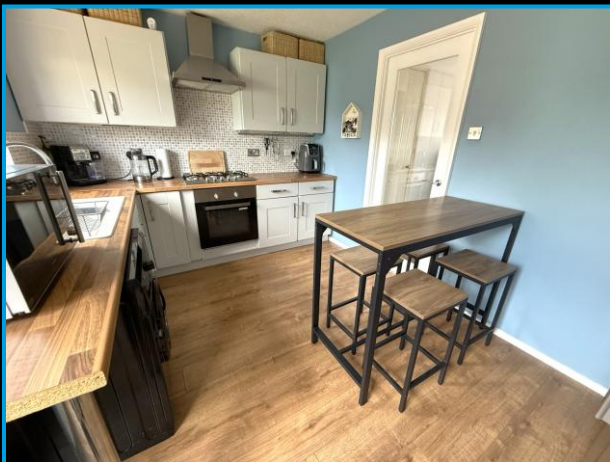
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**Offers in Excess of £250,000**  
**1 Byron Way, Exmouth, EX8 5SB**



- Well Presented 2 Double Bedroom End Terrace House • Gas Central Heated & uPVC Double Glazing • Entrance Hall and Living Room • Modern Kitchen / Dining Room • Modern Bathroom • 1 Allocated Off Road Parking Space • Enclosed Garden To Rear With Summer House & Shed
- Internal Viewing Advised





Step up to a composite front entrance door that has two obscure glazed inset windows, beneath a pitch storm canopy, leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. Radiator. Laminate flooring. High level electric trip switch fuse box. Door leading to:

### Living Room 15'3" (4.65m) x 8'2" (2.49m)

Windows to front. Two times radiators. Laminate flooring. Ceiling. Smoke alarm. Useful under stairs storage cupboard. Glazed door leading to.

### Kitchen / Dining Room 12'9" (3.89m) x 8'10" (2.69m)

Window to rear and a part uPVC glazed door leading out to the rear garden. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with wood effect works surfaces and tiled splash backs above. Composite one and a half bowl sink with a single drainer unit and a mixer tap above. Built in five ring gas hob with an electric oven below and filter hood above. Wall mounted gas fired combination boiler. Laminate flooring. Radiator. Space and plumbing for a washing machine. Space for free standing fridge freezer. Space for a small table and chairs.

## First Floor

### Landing

Access to insulated loft space. Smoke alarm. Doors leading to all rooms, including:

### Bedroom 1 12'8" (3.86m) x 9'4" (2.84m)

Window to front. Radiator. Useful built in storage cupboard with shelving.

### Bedroom 2 10'3" (3.12m) x 8'1" (2.46m)

Window to rear. Radiator. Useful built in double wardrobe with sliding doors. Further built in storage cupboard with slatted shelving.

### Bathroom

Obscure glazed window to side. Modern fitted white suite comprising a panelled bath with a thermostatically controlled shower above, tile splash backs to ceiling height and a splash screen. Low level WC. Pedestal wash hand basin. Tiled flooring. Radiator. Inset ceiling lights. Wall mounted mirror. Extractor fan.

## Externally

### Front Of Property

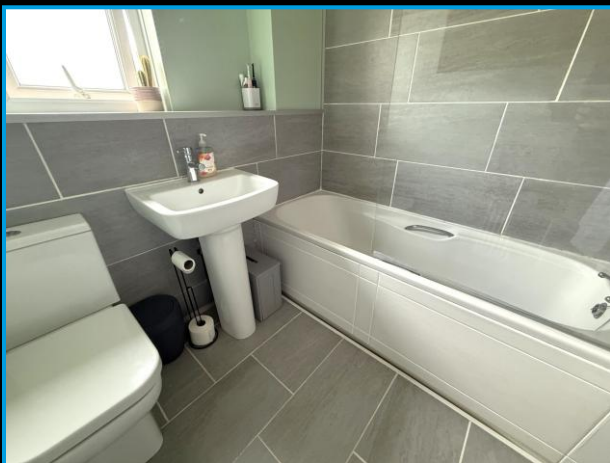
To the front of the property is a small area of garden that is laid to a small shrub bed. Outside gas and electric meter boxes. Further additional area of garden that is laid to slate shingle. Located immediately adjacent to the front of the property is:

### Allocated Off Road Parking

To the front of the property is one allocated off road parking space.

### Rear Garden

To the rear of the property is a fully enclosed garden that offers an excellent entertaining space that also enjoys the lion's share of the sunshine. Laid adjacent to the rear of the property is a paved patio that provides the ideal space for outdoor dining and sitting during fine weather. Three steps then lead up to a level area of lawn that has a shingle area and a decked patio area, that incorporates a timber summer house. Walled and timber fenced boundaries. Timber garden gate to the rear that leads out to a



rear pedestrian service lane. To the side of the property is an opening through a further area of garden that currently houses a good sized shed ( 14'0 x 6'0) which is currently utilised as a home gym. To the front of the Shed is a small area of garden that is used as a bin store area access via a timber access gate to the front. Outside water tap and light.

#### Tenure

The property is FREEHOLD

#### Services

All main services are connected. Council tax band C.

#### 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

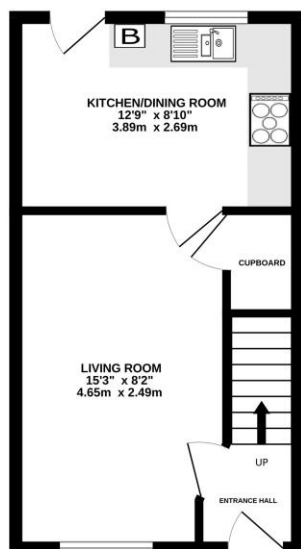
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#### Agents Notes

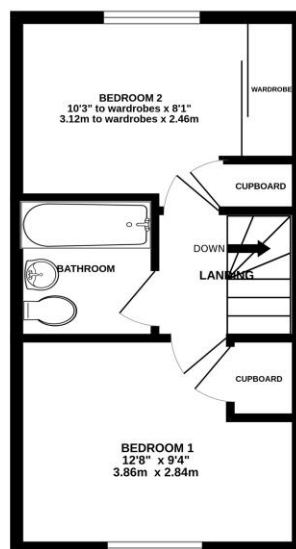
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



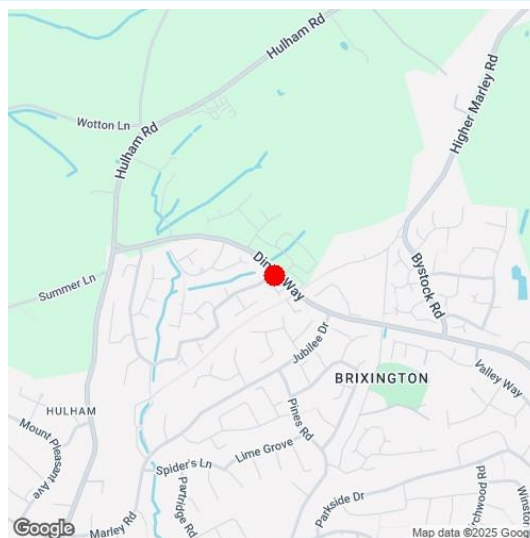
1 BYRON WAY

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 turn right down Rolle Street and then take a left at the first roundabout and proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. The property will be immediately on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		59
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://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.