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LINKS
ESTATE AGENTS

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Guide Price £380,000

37 Langstone Drive, Exmouth, EX8 4HT



- A Superb Extended 4 Bedroom Family Home • Stunning Modern Kitchen/Breakfast Room With Integrated Appliances • Bright And Airy Lounge And Dining Area • Utility Room/WC And Internal Store Room
- Impressive Refitted Bathroom/WC • Feature Outdoor Sitting Area And Garden Workshop/Gym/Office
- Panoramic Outlook To The Rear • Fore Court Parking Area - EARLY VIEWING ESSENTIAL



Accommodation

Ground Floor

Composite entrance door to:

Hallway

Inset ceiling lights, radiator. Doors to:

Utility Room/WC

Double glazed window to the front. Work top surface. Plumbing for washing machine. Radiator. Close-coupled WC. Vanity wash hand basin with cupboard below.

Store Room 7'10" (2.39m) x 6'5" (1.96m)

A very useful storage area. Work top surface with cupboards below. Appliance space. Internal door to dining room.

Kitchen/Breakfast Room 14'8" (4.47m) x 13'5" (4.09m)

A most impressive well designed feature of the property with large double glazed windows to the front. Comprehensive range of base cupboard and drawer units including concealed utensil drawers and larder units. Twin ceramic Butler sinks unit. Ample work top surfaces. Central feature island/breakfast bar. Extensive range of quality integrated appliances including twin ovens, combination microwave oven, 5 ring gas hob, freezer, larder fridge and dishwasher. Remote controlled mood lighting. Radiator. Opening to:

Lounge 14'9" (4.5m) x 11'10" (3.61m)

A bright and airy room. Large double glazed window to the rear with an open outlook. Stairs to the first floor. TV point. 2 Radiators. Open through to:

Dining Room 7'10" (2.39m) x 7'7" (2.31m)

Sliding double glazed patio doors opening onto the rear deck. Door to store room.

First Floor Landing

Hatch to roof space. Built-in airing cupboard housing a Vaillant gas fired boiler supplying domestic hot water and central heating. Doors to:

Master Bedroom 1 14'8" (4.47m) x 8'9" (2.67m)

Large double glazed window to the rear with an extensive panoramic outlook including some sea views. Radiator.

Bedroom 2 13'1" (3.99m) x 7'10" (2.39m)

Double glazed window to the front. Radiator.

Bedroom 3 11'2" (3.4m) x 7'11" (2.41m) Plus Recess

Double glazed window to the front. Feature fitted twin cabin style beds. Radiator.

Bedroom 4 7'11" (2.41m) x 7'6" (2.29m)

Double glazed window to the rear with an open outlook.



Bathroom/WC

Double glazed window to the front. Refitted with a modern contemporary suite comprising a panelled bath with glazed shower screen and built-in shower with rainwater shower head. Vanity wash hand basin with cupboard below. Wall mounted heated mirror with sensor light and blue tooth connectivity. Extractor fan.

Externally

To the front of the property is a BLOCK PAVED FORE COURT PARKING AREA providing off road parking for 2 cars. Outside water tap. Twin external power point.

To the rear of the property is an extensive timber deck providing an ideal area for outdoor entertainment. Steps lead down to a further area of private garden with an area of lawn, lower timber deck, timber storage shed and a detached, insulated garden WORKSHOP/GYM/OFFICE with power and light.

Tenure

The property is FREEHOLD

Services

All mains 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

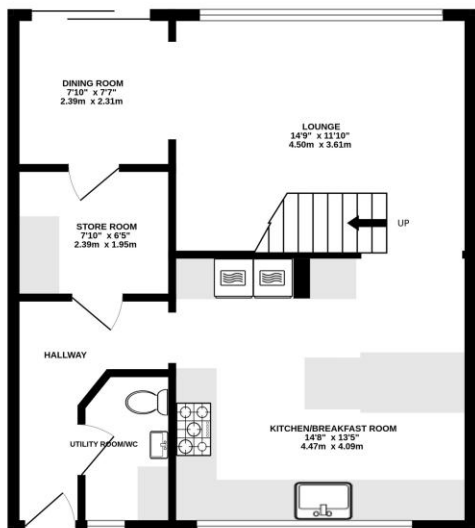
Your home may be repossessed if you do not keep up repayments on your mortgage

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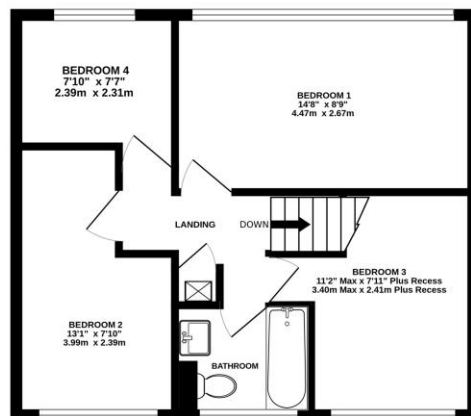
Agents Note

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

GROUND FLOOR



1ST FLOOR



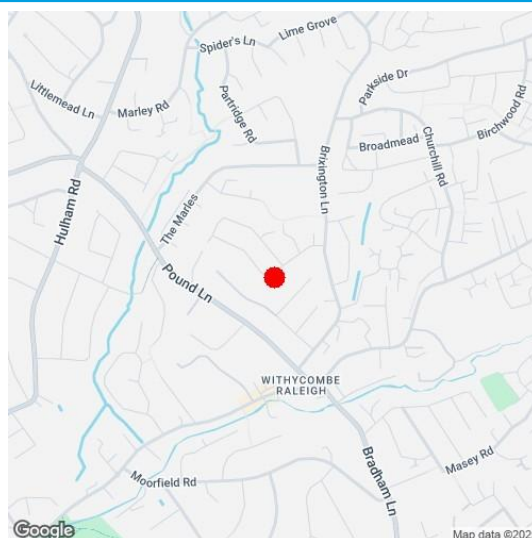
LANGSTONE DRIVE

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 Exmouth town centre, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill with Phear Park on your right hand side and turn right at the roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn left into Langstone Drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		76	76
(1-10) 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.