

01395 222350

LINKS
ESTATE AGENTS

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Guide Price £295,000
10 Maple Drive, Exmouth, EX8 5NR



• 3 Bedroom Semi Detached Family Home • Popular Residential Location - Close To Shops, School & Doctors Surgery • Gas Central Heating (Boiler Fitted 2024) & uPVC Double Glazed • Cloakroom and L Shaped Living / Dining Room • Kitchen With Oven, Hob & Hood • 3 First Floor Bedrooms & A Family Bathroom • Off Road Parking, Single Garage & Enclosed Rear Garden • Viewing Advised. NO ONWARD CHAIN



Steps lead up to a part obscure uPVC double glazed front entrance door with matching window to side leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Wall mounted thermostat. Smoke alarm. Useful under stairs storage cupboard that houses the electric trip switch fuse box. Doors leading to the kitchen, living / dining room and:

Cloakroom

Obscure glazed window to side. Low level WC. Wall mounted wash hand basin with splash back above.

Living / Dining Room 16'3" (4.95m) x 16'0" (4.88m)

L shaped room that has a large window to rear with a fully glazed door to the side and a further window to the rear. 2 x Radiators. Stone fireplace with TV display to the side. Serving hatch to the kitchen.

Kitchen 9'10" (3m) x 8'1" (2.46m)

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring gas hob with an electric oven below and filter hood above. Built in stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Space and plumbing for a washing machine. Space for a free standing fridge freezer.

First Floor

Landing

Window to side. Smoke alarm. Access to insulated loft space. Airing cupboard that houses a wall mounted gas fired combination boiler (Fitted 2024). Doors leading to all rooms, including:

Bedroom 1 13'4" (4.06m) x 9'10" (3m)

Window to rear. Radiator.

Bedroom 2 11'0" (3.35m) x 9'10" (3m)

Window to front. Radiator.

Bedroom 3 9'8" (2.95m) x 6'2" (1.88m)

Window to rear. Radiator.

Bathroom

Obscure glazed window to front. Fitted white suite comprising of a panel bath that has an electrically controlled shower above and a splash screen with tiled splash backs to ceiling height. Low-level WFitted white suite comprising of a panel bath that has an electrically controlled shower above and a smashed screen. Low-level WC. Pedestal wash and basin. Extensively tiled walls. Radiator. Extractor fan. Insect ceiling lights.

Externally

Front Garden

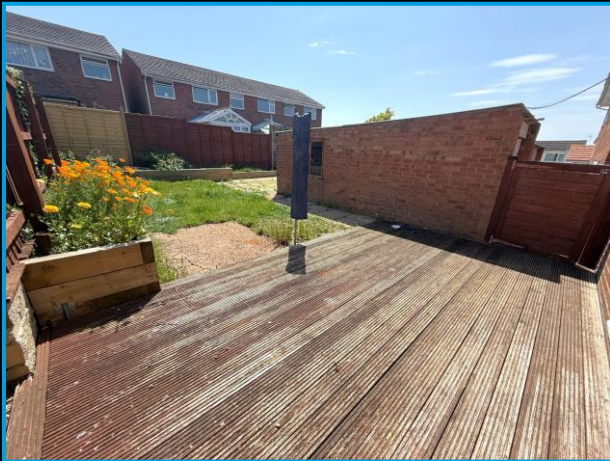
To the front of the property is a small area of garden that is laid to lawn with an evergreen boundary to one side. Outside lighting, water tap and meter boxes. The driveway to the side of the property provides off road parking and leads to:

Single Garage

Up and over door front. Window to the side.

Rear Garden

To the rear of the property is a fully enclosed garden that enjoys a sunny aspect. decked patio area laid adjacent to the rear of the



property, ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to lawn with a raised bed borders to one side and to the rear. Paved pathway provides access to a level patio area to the rear of the garage. Timber fenced boundaries. Timber garden gate provides access to the rear garden from the driveway.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C. The property is on a water meter.

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 Notes

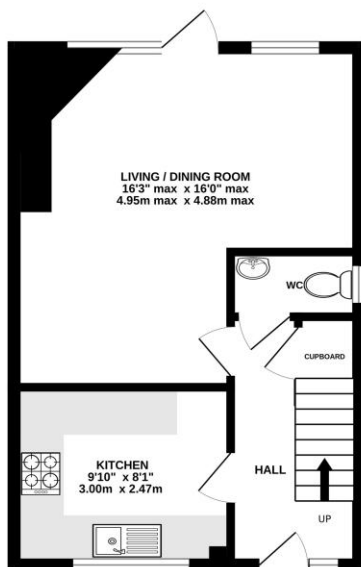
Please note, these are draft particulars and they awaiting vendors verification

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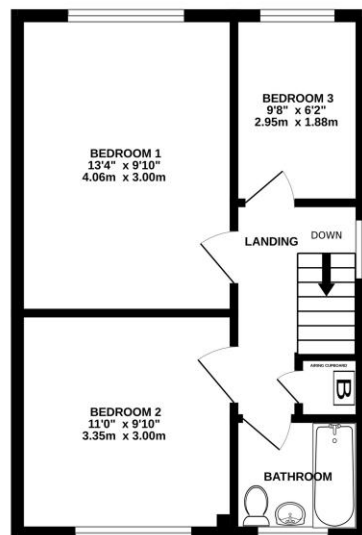
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GROUND FLOOR



1ST FLOOR




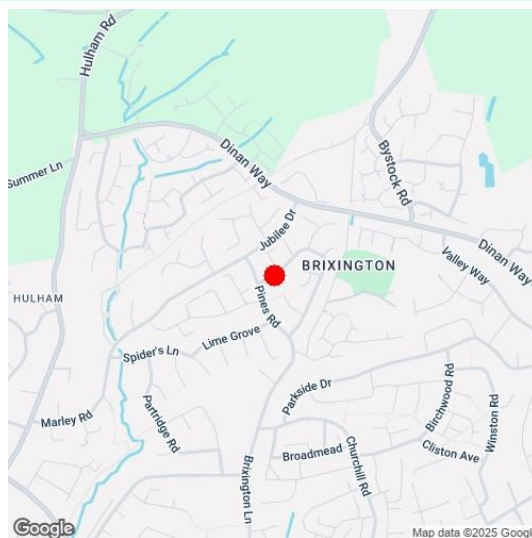
10 MAPLE DRIVE

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 our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 4th turning on the right into Pines Road and then first left into Maple Drive. The property will be found on the right hand side, clearly identified by out for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			G
(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.

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