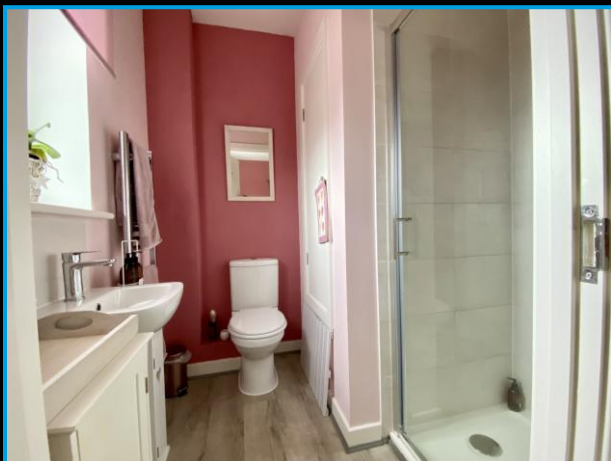


Guide Price £350,000
1 Duchy Court, Exmouth, EX8 4SX



- Very Well Presented And Deceptively Spacious Detached Family House • 3 Bedrooms
- Spacious Lounge/Dining Room • Fitted Kitchen/Breakfast Room With Integrated Appliances
- En-Suite Shower Room/WC & Family Bathroom/WC • Downstairs Cloakroom/WC • Attractive Enclosed Rear Garden With Storage Shed • Driveway Parking & Good Size Garage With Power & Light



Accommodation

Ground Floor

Canopy Porch. Courtesy light. Entrance door with side window to:

Entrance Hall

Stairs to first floor. Cupboard under stairs with light. Radiator. Telephone point. Doors to:

Cloakroom/WC

Close-coupled WC. Pedestal wash hand basin. Tiled splash back. Radiator. Extractor fan.

Lounge/Dining Room 17'5" (5.31m) x 13'8" (4.17m)

Good size dual aspect room. Double glazed windows to the side and rear. TV aerial point. Telephone point. Large walk-in storage cupboard with light. 2 radiators. Double glazed French doors to the rear garden.

Kitchen/Breakfast Room 11'1" (3.38m) x 9'5" (2.87m)

Double glazed window to the front. Range of modern white fronted units comprising base cupboard and drawer units. Eye level units. Unit housing Ideal gas fired combination boiler supplying domestic hot water and central heating. One and a half bowl sink unit. Work top surfaces. Tiled splash backs. Integrated Bosch oven and 4 ring induction hob with chimney style cooker hood over. Integrated washing machine, dishwasher and fridge/freezer. Space for table and chairs.

First Floor Landing

Double glazed window to the side. Hatch to boarded loft space with pull down ladder, power and light. Doors to:

Bedroom 1 11'6" (3.51m) x 11'5" (3.48m) Max

Double glazed window to the front. Built-in Hammonds wardrobes with hanging and storage space to one complete wall. TV aerial point. Radiator. Door to:

En Suite Shower Room/WC

Built-in tiled shower cubicle with thermostatic shower and glazed shower screen. Pedestal wash hand basin. Tiled splash back. Close-coupled WC. Built-in linen cupboard. Heated towel rail. Obscured double glazed window to the front. Extractor fan.

Bedroom 2 13'3" (4.04m) x 8'5" (2.57m)

Dual aspect with double glazed windows to the side and rear. Fitted Hammonds wardrobes. Radiator. TV aerial point.

Bedroom 3 8'10" (2.69m) x 7'4" (2.24m) Plus Alcove

Double glazed window to the rear. Radiator. TV aerial point.

Bathroom/WC

Obscured double glazed window to the side. Panelled bath. Tiled splash back. Thermostatic shower. Glazed shower screen. Pedestal wash hand basin. Tiled splash back. Close-coupled WC. Heated towel rail. Extractor fan.



Externally

To the front of the property is a stone chipping border with shrubs which wraps around the side of the property where there is gated access into the rear garden.

The rear garden is of a good size and enclosed and is a particular feature of the property. A paved patio adjoins the main building with an area of lawn beyond. A stone chipping pathway leads to the rear pedestrian gate. Mature and well stocked flower and shrub borders and access to a further area of enclosed garden with 2 feature mature Crab Apple trees and a soft fruit bed. Hidden area for bin storage. Timber storage shed. Outside lighting. Courtesy light into the garage.

Garage 18'8" (5.69m) x 8'11" (2.72m)

A driveway provides off road parking and in turn gives access into the garage. A generous sized garage with up and over door. Power and light. Hatch to garage loft space. Courtesy door into the rear garden.

Tenure

The property is FREEHOLD. Duchy Court is a Private Road and the residents of Duchy Court are all members of a residents management company who are jointly responsible for the communal areas and trees. Residents currently each pay £10 per annum towards a contingency fund.

Services

All mains services are connected. 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

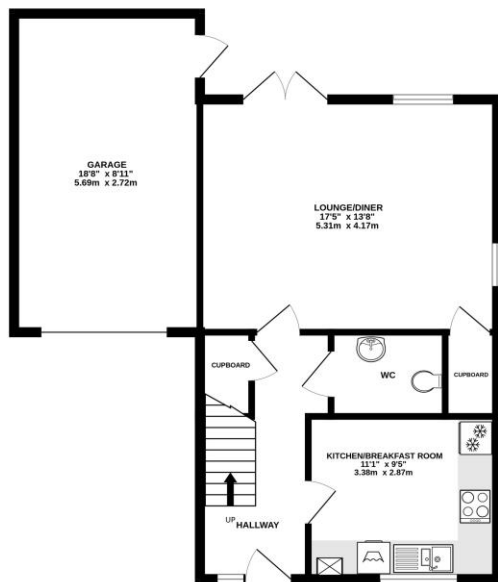
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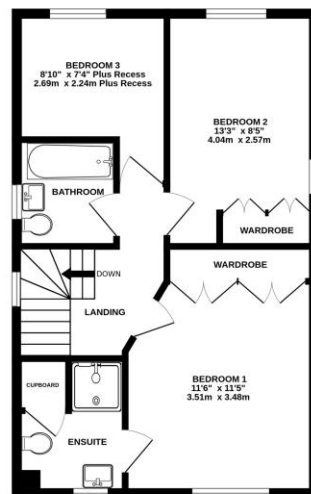
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GROUND FLOOR



1ST FLOOR



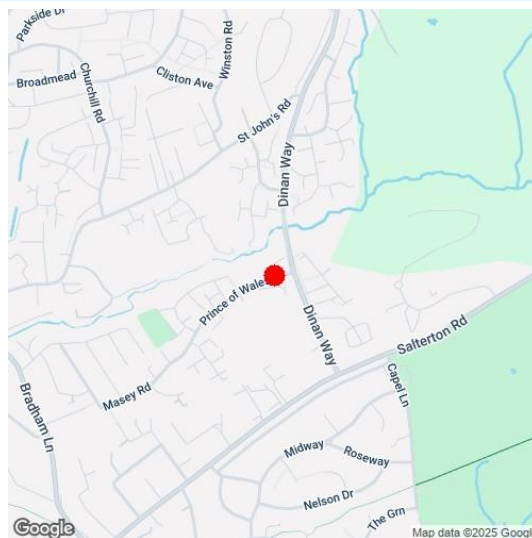
DUCHY COURT

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 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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Directions

From our Prominent Town Centre office, proceed along Salterton Road. After passing Tesco and Lidl, turn left onto Dinan Way. Then take a left hand turning onto Prince Of Wales Drive and Duchy Court is immediately on the right hand side. No 1 is clearly identified by our For Sale Board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(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.

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