

**Guide Price £375,000**  
**1 Scott Drive, Exmouth, EX8 3LF**



- Immaculate Semi Detached Bungalow • Updated By The Current Vendors
- Gas Central Heating & Double Glazing • Living Room • Modern Fitted Kitchen / Dining Room
- 2 Double Bedrooms, Modern Fitted Bathroom • Corner Plot Gardens, Garage With Driveway
- Popular Residential Location





## Accommodation

Step up to composite front entrance door, beneath storm porch, leading to:

### Entrance Hall

Radiator. Useful linen storage cupboard. Wooden flooring. Smoke alarm. Access to insulated and part boarded loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation, via trap door with ladder. Within the loft is the gas fired Combi boiler that supplies the central heating and domestic hot water. Doors leading to all rooms.

### Living Room 16'10" (5.13m) x 12'11" (3.94m)

uPVC double glazed window to front. Focal point of fitted log effect gas fire within the fireplace surround including a Slate hearth. 2 radiators. Wooden flooring.

### Kitchen / Dining Room 12'11" (3.94m) x 12'0" (3.66m)

uPVC double glazed external door leading to rear leading to rear garden with uPVC double glazed window adjacent. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Rangemaster cooker in situ is available via separate negotiation, filter above. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Further space for American style fridge / freezer etc. Radiator.

### Bedroom 1 12'10" (3.91m) x 10'11" (3.33m)

Dual aspect having uPVC double glazed windows to front and side. Radiator. Wooden flooring.

### Bedroom 2 10'11" (3.33m) x 8'8" (2.64m)

uPVC double glazed window to rear. Wooden flooring. Radiator.

### Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including rainfall waterhead and splashback's to ceiling height. Concealed cistern WC. Vanity wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan.





### Externally

The property enjoys attractive corner plot gardens. The front garden is laid mainly to lawn and features fruit trees, along with shrub and herbaceous beds and borders that provide year round interest and colour. A flagstone pathway runs around the perimeter of the property for easy access. Additional features include an outside power point, outside lighting, and a pathway leading to the front entrance door. The garden is enclosed by low brick wall boundaries with hedging and shrub screening for added privacy.

### Rear Garden

The rear garden is level and fully enclosed, designed for low maintenance living. It includes a generous flagstone patio, ideal for outdoor dining and relaxation, along with an additional lawned area. The space is bordered by timber panel fencing and benefits from an outside power point, an outside water tap, and pedestrian access to the garage via a timber garden gate. A gas meter box is also located externally.

### Garage 16'3" (4.95m) x 8'7" (2.62m)

Up and over door to front. Obscure uPVC double glazed window to side. Power and light connected. There is a driveway to the front of the garage providing off road parking.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. The Solar panels are leased and we believe the lease will transfer over to the new home owner. 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

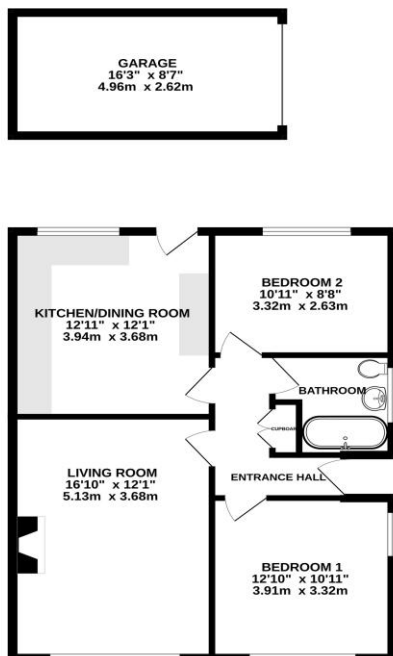
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GROUND FLOOR




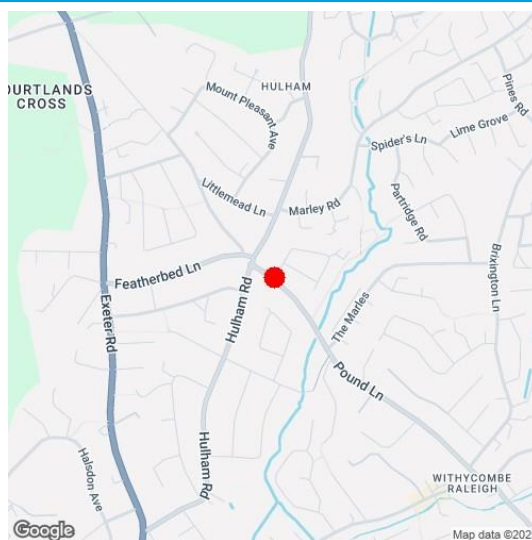
SCOTT DRIVE, EXMOUTH

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. Made with Metropix ©2025

### 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 into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the third right into Pound Lane. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100) <b>A</b>			<b>90</b>	
(81-91) <b>B</b>				
(69-80) <b>C</b>		<b>74</b>	<b>74</b>	
(55-68) <b>D</b>				
(39-54) <b>E</b>			<b>74</b>	
(21-38) <b>F</b>				
(1-20) <b>G</b>			<b>74</b>	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		



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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.

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