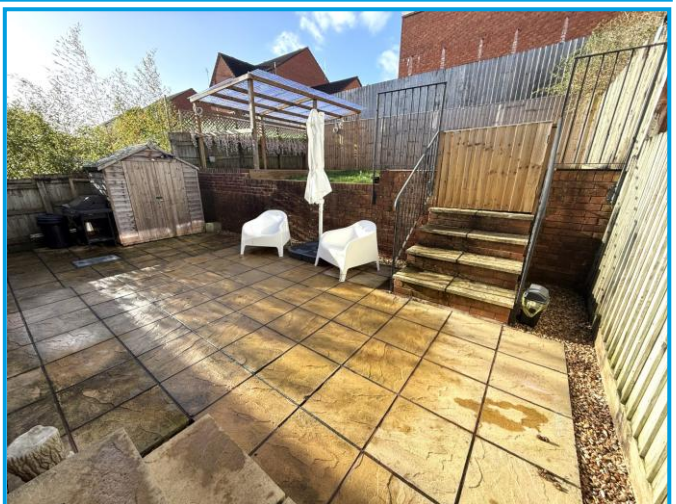


01395 222350

LINKS
ESTATE AGENTS

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Guide Price £319,950
141 Byron Way, Exmouth, EX8 5SX



- Semi Detached House In Popular Location • Gas Central Heating & uPVC Double Glazing
- Ground Floor Cloakroom • Living / Dining Room & Kitchen / Breakfast Room
- 3 First Floor Bedrooms • Modern Fitted Bathroom • Garage, Driveway, Landscaped Rear Garden
- NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to composite front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wood panelling to dado height. Smoke alarm. Wall mounted central heating thermostat. Doors leading to living / dining room, kitchen / breakfast room and:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and wall mounted wash hand basin. Radiator. Wall mounted electric trip switch fuse box.

Living / Dining Room 16'5" (5m) x 11'1" (3.38m) Plus Recess

uPVC double glazed external door leading to rear garden with uPVC double glazed window to rear. Useful under stairs storage cupboard. Radiator.

Kitchen / Breakfast Room 15'4" (4.67m) x 9'7" (2.92m) Max

uPVC double glazed window to front. Good range of cupboard and drawer storage units with roll edged work surfaces, breakfast bar and splash back's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for washing machine. Space for American style fridge / freezer etc. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water.

First Floor

Landing

uPVC double glazed window to side. Useful linen storage cupboard. Access to loft storage space. Smoke alarm. Doors leading to:

Bedroom 1 12'4" (3.76m) x 9'0" (2.74m) Plus Recess

uPVC double glazed window to rear. Built - in double wardrobe. Radiator.

Bedroom 2 11'11" (3.63m) x 9'9" (2.97m)

uPVC double glazed window to front. Built - in double wardrobe. Radiator.

Bedroom 3 8'6" (2.59m) x 7'1" (2.16m)

UPVC double glazed window to rear. Radiator.



Bathroom

Obscure uPVC double glazed window to front. White suite of panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Shaver socket. Extractor fan.

Externally

To the front of the property, a brick paved driveway provides off road parking with a further driveway, with EV charger point, to the side and leading to the garage. Steps leading up to front entrance door.

Garage 17'11" (5.46m) x 8'8" (2.64m)

Up and over door to front. Under eaves storage space. Power and light connected. Personal door to rear leading to rear garden.

Rear Garden

There is an enclosed and easy to maintain garden consisting of a patio area immediately adjacent the property, being an ideal place for outdoor dining and sitting during the fine weather. Steps then lead out to remainder of the garden that's laid to timber decking and lawn, with a Pergola, again providing places to sit and dine during fine weather. Timber panelled fence boundaries. Outside power points. Timber garden shed. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

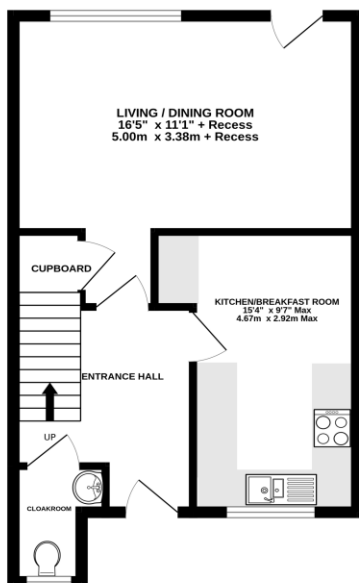
Your home may be repossessed if you do not keep up repayments on your mortgage

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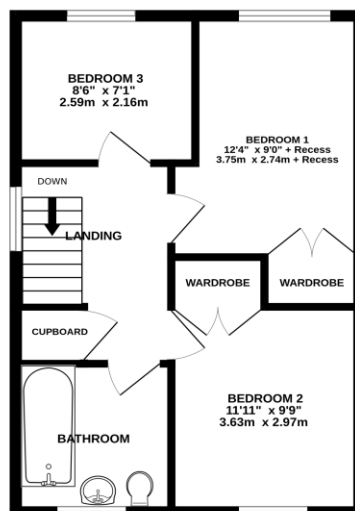
Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



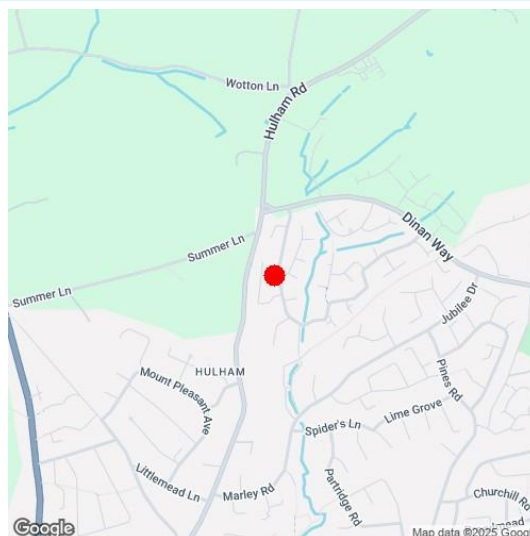
BYRON WAY, EXMOUTH

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.
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Directions

From our prominent Town Centre office, proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Pound Lane. Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the new roundabout, take the last road on the right into Dinan Way and then the 1st right into Tennyson Way which becomes Byron Way. The property can be found on the right hand side, clearly identified by our For Sale board.

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