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LINKS
ESTATE AGENTS

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Guide Price £530,000
6 Dorchester Way, Exmouth, EX8 5QE



- 4 Bedroom Detached Family Home
- Generous Plot With A Private Rear Garden Backing Onto Woodland
- Triple Aspect Lounge & Separate Dining Room
- Kitchen/Breakfast Room & Downstairs Cloakroom/WC
- En-Suite Shower Room/WC & Family Bathroom/WC
- Gas Central Heating & Double Glazing
- Good Size Gardens, Driveway & Integral Double Garage
- NO ONWARD CHAIN



Accommodation

Ground Floor

Canopy porch. Courtesy Light. Part double glazed entrance door to:

Entrance Hall

Stairs to first floor. Built-in cupboard under stairs. Radiator. Telephone point. Courtesy door to the garage and doors to:

Cloakroom/WC

Double glazed window to the side. Wash hand basin. Tiled splash back. Shaver/light point. Close-coupled WC. Radiator.

Dining Room 12'6" (3.81m) x 12'1" (3.68m)

Double glazed window to the rear. Radiator. Door to kitchen. Opening to:



Lounge 18'2" (5.54m) Plus Bay x 11'1" (3.38m)

Triple aspect with double glazed bay window to the front. 2 double glazed windows to the side. Double glazed sliding patio doors to the rear. Fireplace surround with gas coal effect fire. 2 radiators. TV aerial point. Telephone point.

Kitchen/Breakfast Room 14'0" (4.27m) x 8'10" (2.69m)

Double glazed window to the rear. Base cupboard and drawer units. Wall units. Roll edge worktop surfaces. Inset one and a half bowl sink unit. Integrated electric over. 4 ring electric hob. Chimney style cooker hood over. Plumbing for slim line dishwasher. Further appliance space. Breakfast bar. Tiled floor. Radiator. Door to entrance hall. Double glazed door to outside.

First Floor

Landing

Double glazed window to the front with distant coastline and hill views. Hatch to roof space. Walk-in storage cupboard. Airing cupboard. Doors to:

Bedroom 1 12'0" (3.66m) x 12'0" (3.66m)

Double glazed window to the rear. Wooded outlook. Radiator. TV aerial point. 2 built-in wardrobe/storage cupboards. Door to:

Ensuite Shower Room/WC

Double glazed window to the rear. Double size shower tray. Glazed shower screen. Bristan Shower. Pedestal wash hand basin. Shaver/light point. Close-coupled WC. Radiator. Tiled walls. Extractor fan.

Bedroom 2 13'3" (4.04m) x 10'2" (3.1m) Plus Recess

Double glazed window to the rear. Wooded outlook. Built-in wardrobe/storage cupboard.

Bedroom 3 10'2" (3.1m) x 8'0" (2.44m)

Double glazed window to the front. Distant coastline and hill views. Radiator. TV aerial point.

Bedroom 4 9'9" (2.97m) x 8'2" (2.49m)

Double glazed window to the front. Distant coastline and hill views. Radiator. TV aerial point. Walk-in wardrobe/storage cupboard.

Bathroom/WC

Double glazed window to the side. Panelled bath with shower/mixer tap. Pedestal wash hand basin. Shaver/light point. Close-coupled WC. Radiator.





Externally

The property is approached via a block paved driveway which leads to the garage and provides ample off-road parking. A pathway leads to entrance door and side gated access leads to the rear garden.

The front garden is laid mainly to lawn with mature flower and shrub borders.

The rear garden is a particular feature be generously proportioned and backing onto a wooded area. A timber deck runs along the back and down the side of the main house and leads onto an extensive lawned area with mature trees and shrubs and flower and shrub borders. Outside water tap. Outside light. Wind out awning. Courtesy door into the garage.

Double Garage 18'2" (5.54m) x 15'10" (4.83m)

Semi integral with remote operated roller door. Ideal gas fired boiler supplying domestic hot water and central heating. Power and light. Plumbing for washing machine. Courtesy door into the entrance hall. Double glazed door to the rear garden.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

Mortgage Assistance

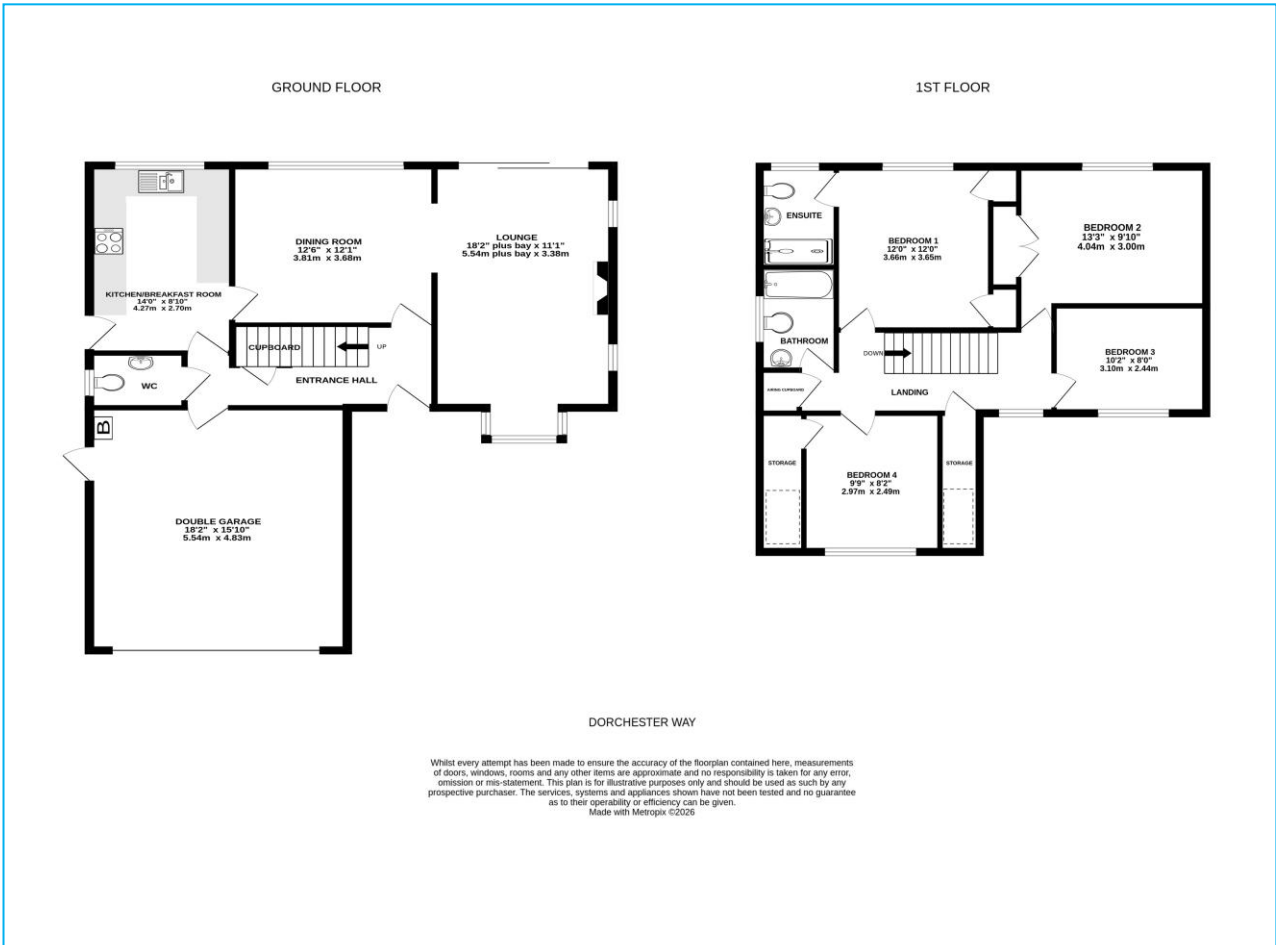
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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 are awaiting vendors verification.



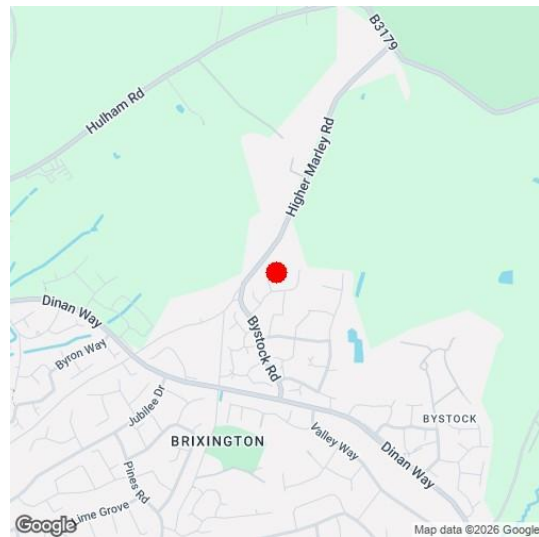
Directions

From our prominent Town Centre office, proceed onto Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed up the hill and after approximately half a mile, turn right at the roundabout into Dinan Way. Take the 4th turning left into Bystock Road and then the 3rd right into Winchester Drive. Dorchester Way is on the left. The property will be found clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
71	77

Most energy efficient - lower running costs
 (27-39) A
 (40-49) B
 (50-59) C
 (60-69) D
 (70-79) E
 (80-89) F
 (90-100) 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.