

**Guide Price £425,000**  
**32a Denmark Road, Exmouth, EX8 4AP**



- Modern Detached House Built In 2010
- Gas Central Heating & uPVC Double Glazing
- Cloakroom, Bay Fronted Living Room
- Good Sized Kitchen / Dining Room, Utility Room
- 4 First Floor Double Bedrooms
- Master En - Suite & Family Bathroom
- Landscaped & Private Rear Garden
- Garage & Brick Paved Driveway



## Accommodation

### Ground Floor

uPVC double glazed front entrance door, beneath storm canopy, with outside lighting, leading to:

### Entrance Hall

Staircase rising to first floor with useful under stairs storage recess. Radiator. Wooden flooring. Smoke alarm. Doors leading to kitchen / dining room and:

### Living Room / Kitchen / Dining Room 30'6" (9.3m) Max x 19'10" (6.05m) Max

#### Living Room 16'10" (5.13m) Into Bay x 9'3" (2.82m)

Walk - in uPVC double glazed bay window to front. Radiator. Telephone point. Open to:

#### Kitchen / Dining Room 19'10" (6.05m) x 13'7" (4.14m)

Dual aspect having 2 windows to rear and French doors to side. Good range of cupboard and drawer storage units with Quartz work surfaces, matching breakfast bar and tiled splash backs. Inset one and a half bowl composite sink with single drainer unit and mixer tap. The Range style gas cooker in situ is included in the sale, filter hood above. Integrated dishwasher and fridge. Radiator. Tiled flooring. Inset ceiling lights. Door leading to:

#### Utility Room 8'6" (2.59m) x 8'4" (2.54m)

uPVC double glazed external door to rear garden with window adjacent. Cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Space and plumbing for washing machine. Wall mounted, concealed, gas fired combi boiler supplying the central heating and domestic hot water. Tiled flooring. Doors leading to garage and:

### Cloakroom

Obscure glazed window to side. White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Tiled flooring. Extractor fan.

### First Floor

#### Landing

Smoke alarm. Doors leading to:

#### Bedroom 1 13'7" (4.14m) x 12'6" (3.81m)

Window to front. Radiator. Access to insulated and part boarded loft space via trapdoor with ladder. Door leading to:

#### En - Suite

Obscure glazed window to front. White suite comprising corner shower cubicle with thermostatically controlled shower unit, low level WC and wall mounted wash hand basin. Radiator. Extractor fan.

#### Bedroom 2 13'7" (4.14m) x 12'0" (3.66m)

Window to rear. Radiator.





**Bedroom 3 14'5" (4.39m) x 8'0" (2.44m)**

Window to front. Radiator.

**Bedroom 4 9'10" (3m) x 8'8" (2.64m)**

Window to rear. Radiator.

**Bathroom 13'7" (4.14m) x 7'2" (2.18m)**

Obscure glazed window to rear. White suite comprising panelled bath with thermostatically controlled shower unit over, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

**Externally**

There is a brick paved driveway to the front of the property, providing off road parking for 2 motor vehicles. Shrub bed border to front.

**Garage 16'2" (4.93m) x 8'2" (2.49m)**

Up and over door to front. Personal door to rear leading to the utility room. Power and light connected. Wall mounted gas meter. Wall mounted electric trip switch fuse box.

**Rear Garden**

The property has an enclosed and private Rear Garden which has ease of maintenance in mind. The garden consists of a paved patio area adjacent to the property with a raised decking area, both being ideal for outdoor dining and sitting during the fine weather. Outside water tap. Outside power points. 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 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

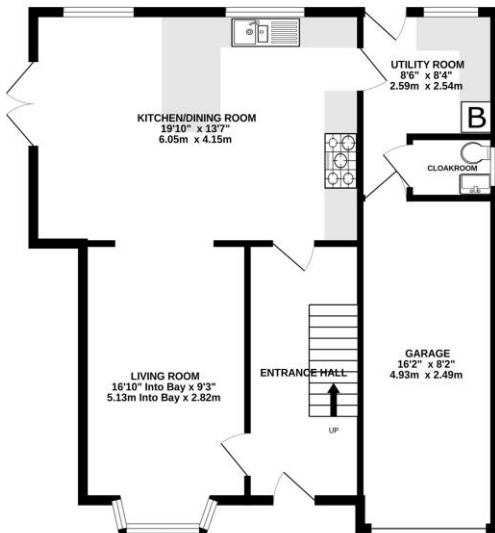
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**Agents Note**

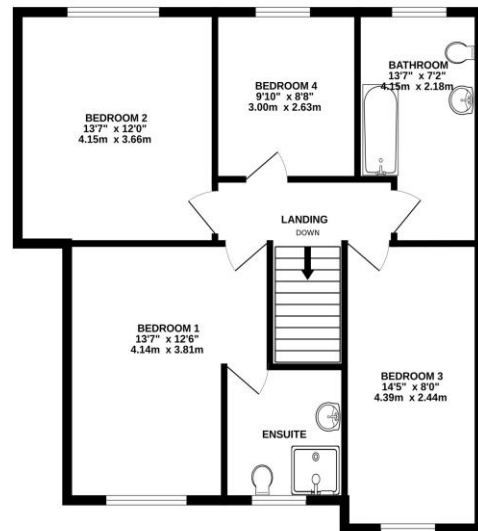
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



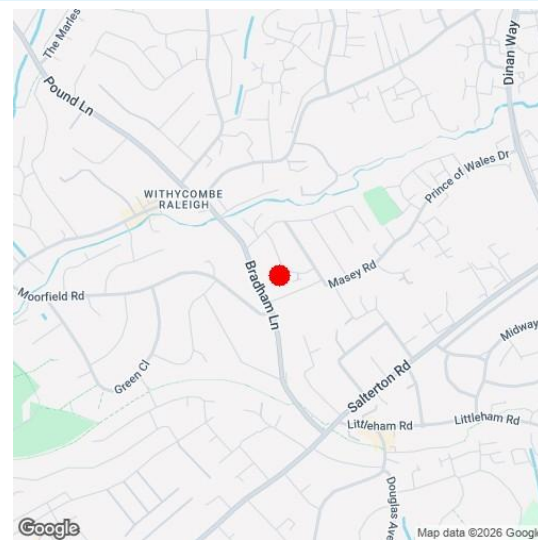
DENMARK ROAD, EXMOUTH

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, turn left into Rolle Street and continue into Rolle Road. At the roundabout, turn left onto Salterton Road. Proceed through 1 set of traffic lights, then at the second set of traffic lights, turn left down Bradham Lane. Turn right into Holland Road and then take the first right into Denmark Road, where the property will be found in the top right corner.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	87
B (81-91)	78
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	



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