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LINKS
ESTATE AGENTS

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Offers in Excess of £260,000
39 Vansittart Drive, Exmouth, EX8 5PD



- Modern 3 Bedroom Terrace House • Gas Central Heating (Boiler Fitted Jan '26) And Double Glazing • L Shaped Lounge/Dining Room • Kitchen With Oven, Hob & Hood • Bathroom/WC • Gardens Front And Rear • Handy For Local Amenities • NO ONWARD CHAIN



Accommodation

Ground Floor

Double glazed entrance door with side panel window to:

Entrance Hall

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

Cloakroom/WC

Close-coupled WC. Wash hand basin. Tiled splash back.

Lounge/Dining Room 22'1" (6.73m) x 11'10" (3.61m)
maximum overall.

Lounge Area 14'3" (4.34m) x 11'10" (3.61m)

Double glazed window to the front. Radiator. Open to:

Dining Area 7'11" (2.41m) x 7'6" (2.29m)

Double glazed window to the rear. Radiator.

Kitchen 9'10" (3m) x 7'5" (2.26m) Max

Double glazed window to the rear. Base cupboard and drawer units. Wall mounted units. Roll edge work top surfaces. Tiled splash back. One and a half bowl sink unit. Integrated electric oven. Inset 4 ring gas hob. Chimney style cooker hood over. Plumbing for washing machine. Further appliance space. Double glazed door to the rear garden.

First Floor

Landing

Hatch to roof space. Built-in airing cupboard housing Vaillant gas fired boiler supplying domestic hot water and central heating (Fitted in January 2026). Doors to:

Bedroom 1 11'1" (3.38m) x 10'11" (3.33m)

Double glazed window to the front. Radiator.

Bedroom 2 10'8" (3.25m) x 8'9" (2.67m)

Double glazed window to the rear with distant views towards the Haldon Hills. Radiator.

Bedroom 3 8'9" (2.67m) x 7'5" (2.26m)

Double glazed window to the rear with distant views towards the Haldon Hills. Radiator.

Bathroom/WC

Double glazed window to the front. Panelled shower bath. Shower mixer tap. Glazed shower screen. Tiled splash back. Wash hand basin. Close-coupled WC. Heated towel rail.

Externally

To the front of the property is a lawned area of garden with a pathway to the entrance door.

Rear Garden

An enclosed patio style garden with paved and decked areas. Water tap. Electric power point.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C. The property is on a water tap.



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

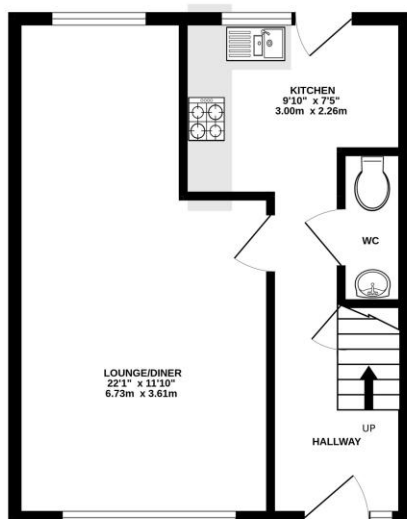
Your home may be repossessed if you do not keep up repayments on your mortgage

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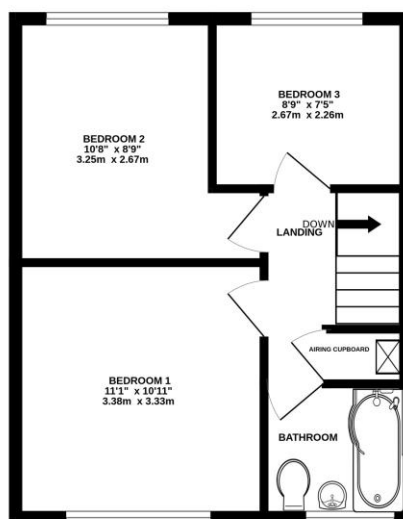
Agents Note

Please note these are draft particulars and they are awaiting vendors verification. The vendors had the boiler fitted in January 2026. An electrical condition safety inspection report was also carried out in January 2026.

GROUND FLOOR



1ST FLOOR



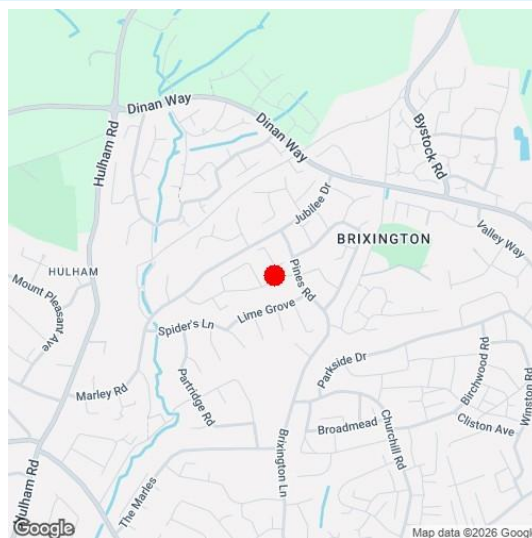
VANSITTART DRIVE, EXMOUTH

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 5/2025

Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand and at the mini roundabout, turn left. Turn right at the next mini roundabout into Marine Way and proceed through the traffic lights into Exeter Road. After the next set of traffic lights, turn right onto Hulham Road. Proceed up the hill and turn right into Marley Road and third right into Vansittart Drive where 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) A			86
(81-91) B			
(69-80) C		74	
(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.