



£410,000  
20 Linden Close, Exmouth, Devon, EX8 4JW





**Immaculately presented bungalow in a quiet cul-de-sac location, close to local shops, schools & bus routes**

- **Superb open plan kitchen/dining/sitting room with lantern windows**
- **Contemporary fitted kitchen**
- **3 bedrooms, including principal with en-suite wet room**
- **Family Bathroom / Wet room**
- **Landscaped level garden with sun terrace and lawn**
- **Driveway parking and useful enclosed storage area**
- **Gas Central Heating & Double Glazing**
- **Stylish modern finish throughout**

**DESCRIPTION:** Immaculately presented detached bungalow located towards the end of quiet cul-de-sac. This stylish home features a superb open plan kitchen/dining/sitting room with lantern windows and a contemporary fitted kitchen with island / breakfast bar. There are three bedrooms, one to the front and two to the rear, both have doors out to the garden, and the master bedroom has a luxury en-suite wet room.

Outside, the property benefits from driveway parking, useful storage and a level lawned garden with decked sun terrace.

**SITUATION:** The property is located in a quiet cul-de-sac in the popular Brixington area of Exmouth. Within 5 minutes walk of the property is the Brixington Parade of shops which include a Co-Op with Post Office, Hairdressers, Barbers and two take-aways. Tesco Express, a Public House, local primary schools and Exmouth Community College are also within walking distance.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

**The accommodation comprises (all measurements are approximate):-**

#### **GROUND FLOOR**

Double glazed front door with frosted glass side panels to...

**ENTRANCE HALL** Tiled floor. Feature vaulted style ceiling. Opening through to...

**RECEPTION HALL:** Wood flooring. Linen cupboard with slatted shelving. Opening through to...

**KITCHEN / SITTING / DINING ROOM** 27' 4" (8.33m) x 25' 6" (7.77m) Overall room measurement: Superb open plan space fantastically designed into three designated areas comprising...

**KITCHEN BREAKFAST ROOM** 12' 3" (3.73m) x 11' 9" (3.58m): Recently fitted kitchen comprising wood working surfaces with matching splashbacks. Range of cupboards and drawer units. Pull-out bin drawer. Space for dishwasher beneath the worktops. Inset one and a half bowl sink unit with mixer tap. Inset four-ring gas hob with glass splashback and stainless steel chimney-style extractor hood with light. Built-in oven with cupboards above and below. Wall-mounted cupboards, one housing the Valiant gas boiler for hot water and central heating. Space for American-style fridge/freezer with cupboard over. Island unit with granite worktop, also providing a breakfast bar area with cupboards and wine cooler beneath. Downlighters over the breakfast bar area. Double glazed window to the front aspect. Wood flooring.

**SITTING AREA** 15' 2" (4.62m) x 13' 10" (4.22m): Lantern window. Downlighters.

**DINING AREA** 12' 1" (3.68m) x 10' 11" (3.33m): Lantern window. Downlighters. Feature wall recess. Wood flooring.

**INNER HALLWAY:** Wood flooring. Access to roof space via loft ladder. Double glazed door with frosted glass giving access to the rear garden. Radiator.

**BEDROOM 1** 12' (3.66m) x 11' 8" (3.56m): Upright radiator. Downlighters. Double glazed doors opening onto the rear garden.

**EN-SUITE WET ROOM** 11' 8" (3.56m) x 3' 9" (1.14m): A recently installed stylish suite with shower area fitted with a rainfall shower head and hose. Shower splash screen. Pedestal wash hand basin with mixer tap and drawer units beneath. WC with concealed cistern and dual push button flush. Matching fully tiled walls and flooring with underfloor heating. Two lantern-style windows. Heated towel rail. Shaver socket.

**BEDROOM 2** 10' 6" (3.20m) x 8' 10" (2.69m): Double glazed double doors opening onto the rear garden. Downlighters. Radiator.

**BEDROOM 3** 16' 4" (4.98m) x 8' (2.44m): Cleverly designed bedroom with raised bed area and full storage areas. Access via loft ladder to roof space. Recessed led ceiling spotlighting.





**FAMILY BATHROOM / WET ROOM 8' 2" (2.49m) x 6' 9" (2.06m):** High-quality and stylish suite fitted with a bath. Contemporary-style wash hand basin with fitted mirror and integrated light over. Wet Room Area: Fitted with a shower splash screen. Shower unit. Heated towel rail. Matching tiled walls. Tiled flooring with underfloor heating. Extractor fan. Shaver socket. Fitted stereo surround sound speakers.

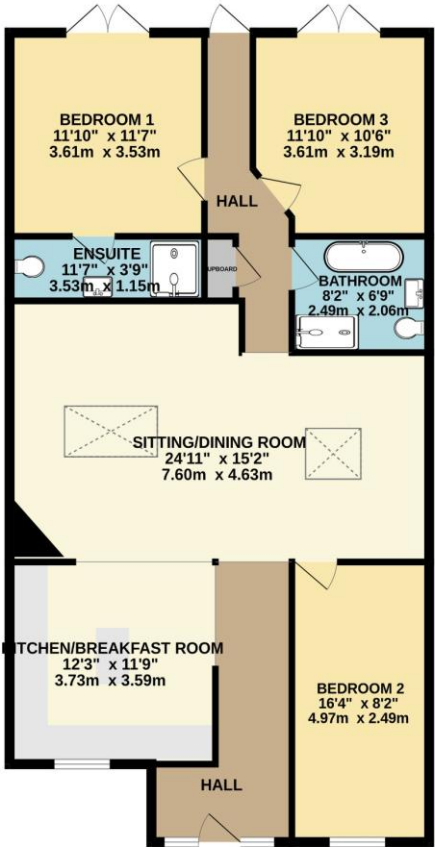
**OUTSIDE:** Located towards the head of a favoured cul-de-sac, the property benefits from a tarmac driveway providing **PARKING** for approximately three cars. There is an outside cold water tap, bin store, steps, and a terrace area leading to the front of the property with outside lighting. A good-sized storage area is accessed from the driveway via double doors. To the rear, the property boasts a fully enclosed and recently landscaped garden. This includes a decked sun terrace, outside lighting, and a newly laid lawn with a timber garden shed. The garden is enclosed by wooden fencing, offering both privacy and seclusion. An additional outside cold water tap is also provided.

**DIRECTIONS:** Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right just past the traffic lights onto Lyndhurst Road. Then turn left onto Withycombe Village Road and continue along this road going straight ahead at three roundabouts. Then at the fourth roundabout turn left onto St Johns Road. Then at the top of the hill turn left onto Churchill Road and then towards the brow of the hill turn left onto Greenpark Road and Linden Close is on the left.

**WHAT3WORDS:** ///brands.offers.waving

**TENURE:** Freehold      **COUNCIL TAX BAND:** C - £2163.53

GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA - 1131 sq.ft. (105.1 sq.m.) approx.  
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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**Please Note**  
Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

