



Guide Price £325,000
40 Parlour Meadow, Exmouth, Devon, EX8 2GB





A well presented modern semi-detached house in a great location adjoining open countryside to the rear enjoying some distant sea views.

- Attractive living room
- Spacious modern kitchen/dining room with built in appliances
- Ground floor cloakroom
- Three well proportioned bedrooms – 1 ensuite shower room/w.c.
- Well appointed family bathroom/w.c.
- Gas central heating & UPVC double glazing
- Rear garden adjoining open countryside with some sea views
- Driveway parking for 2 cars
- Remainder of 10-year NHBC Guarantee
- EPC = B
- Council Tax = C

Worth viewing because...

This semi-detached three-bedroom house was built circa 2022 by Taylor Wimpey and has the remainder of a 10-year NHBC guarantee. Located in one of the most favoured locations on the development it adjoins and overlooks beautiful open countryside to the rear. Driveway parking for two cars.

In more detail...

To the front of the house is a small garden area and to the side is a driveway with parking space for two cars. The front door leads to an entrance hall with stairs rising to the first floor and a door to the living room with a front aspect window. Access is then enjoyed to a cloakroom and spacious modern kitchen/dining room which has a built-in gas hob, fan assisted electric oven, dishwasher, fridge/freezer and French doors leading out to the rear garden. A first-floor landing then leads to three well proportioned bedrooms with the main having an ensuite shower room/w.c. There is also a well-appointed family bathroom/w.c. Other features include gas central heating and UPVC double glazing. The rear garden is worthy of special mention as it adjoins and overlooks beautiful open countryside sometimes having cows in the field. The garden is mainly laid to lawn with a raised patio area being well placed for the evening sun and some distant sea views.

Bear in mind...

The property is within short walking distance of a lovely, grassed area and children's play park which links Buckingham Heights development to the Plumb Park development, ideal for beautiful walks and approximately a two-mile route to access the seafront/town centre. There is an Estates & Management Charge to retain this area. The charge for January to December 2025 was £176. The cycle track to Budleigh Salterton is also close by.

The coastal town of Exmouth...

The property is situated approximately 2 miles from the town centre and Exmouth seafront, with all local amenities close-by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer."

Directional note..

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Room Dimensions...

Living room – 4.26m x 3.69m (14'0" x 12'1")

Kitchen/dining room – 4.72m x 2.87m (15'6" x 9'5")

Bedroom 1 – 2.96m x 2.83m (9'9" x 9'4")

Bedroom 2 – 3.30m x 2.63m – (10'10" x 8'8")

Bedroom 3 – 3.55m x 2.00m – (11'8" x 6'7")

Services – All mains services are connected



3 BEDROOM HOME



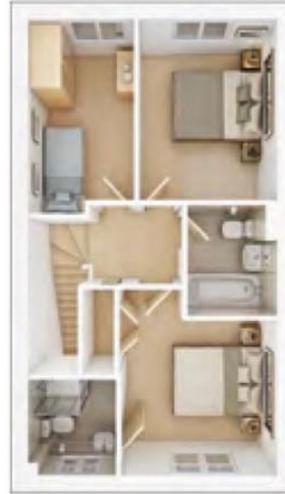
GROUND FLOOR

Living Room

4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining

4.72m x 2.87m 15' 6" x 9' 5"



FIRST FLOOR

Bedroom 1

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3

3.55m x 2.00m 11' 8" x 6' 7"



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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.

