



£350,000
7 Nicholas Way, Exmouth, EX8 2FP





Very well presented semi-detached cottage style house within this popular modern development

- **Sitting Room with double glazed doors leading out to the garden**
- **Modern Kitchen/Dining Room with built-in appliances**
- **Downstairs Cloakroom**
- **3 Bedrooms - one with newly fitted En-Suite**
- **Family Bathroom**
- **Gas Central Heating & Double Glazing**
- **Rear Garden**
- **Parking space**

SITUATION: The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

ENTRANCE. Opaque covered entrance door to the...

HALLWAY. Radiator. Wood flooring. Meter cupboard. Fitted storage cupboard. Doors lead off to...

CLOAKROOM 6' 9" (2.06m) x 3' 4" (1.02m):

White suite with low level WC. Pedestal wash hand basin with mixer tap and tiled splash back. Wood flooring. Radiator. Extractor fan.

SITTING ROOM 15' 6" (4.72m) x 12' (3.66m):

Double glazed, double doors with matching side panels leading out onto the rear garden. Wood flooring. Built-in under stairs cupboard. Radiator.

KITCHEN/DINING ROOM 15' (4.57m) x 8' 7" (2.62m):

Double glazed window to the front. The kitchen comprises wood effect worktop surfaces in tiled splash back with inset one half bowl stainless steel sink with drainer and mixer tap. Inset 4 ring gas hob. Cupboards and drawers under with integrated fridge, freezer, washer dryer and dishwasher. Matching wall mounted cupboards with under lighting and cooker hood. Extractor fan. Radiator. Wood flooring.

FIRST FLOOR

LANDING. Hatch to boarded roof space. Radiator doors off to...

BEDROOM 1 15' (4.57m) x 9' 7" (2.92m):

Double glazed window to the front. Radiator. Built-in double wardrobe. Door to...

EN-SUITE 5' 8" (1.73m) x 5' 6" (1.68m):

Recently refurbished comprising a wet room style walk-in shower in full tiled surround with a built-in rain head shower, tiled floor and glass screen. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround. Opaque double glazed window to the front. Chrome rung radiator. Downlighters. Extractor fan.

BEDROOM 2 10' 10" (3.30m) x 8' 7" (2.62m):

Double glazed window to the rear. Radiator.

BEDROOM 3 10' 10" (3.30m) x 6' 7" (2.01m):

Double glazed window to the rear. Radiator. Built-in double wardrobe.

BATHROOM 6' 7" (2.01m) x 5' 6" (1.68m):

White suite comprising a panelled bath in fully tiled surround with a built-in mixer shower tap and glass screen. Pedestal wash hand basin with mixer tap in tiled splash back. Low level WC. Tiled floor. Extractor fan. Radiator.



OUTSIDE

To the front of the property there is an **ALLOCATED PARKING SPACE** with mature planted shrub beds and a footpath leading to the entrance door.

To the rear of the property there is a paved patio, ideal for outdoor dining and entertaining, with access to the side via a shared public footpath and a gate leading into the garden.

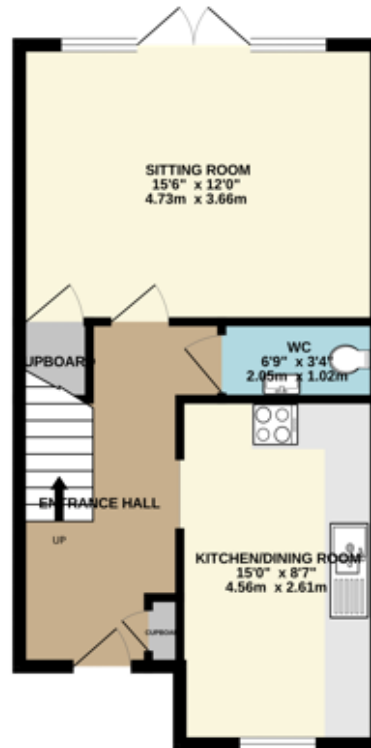
The garden itself is thoughtfully arranged with two areas of lawn, separated by a central slate chipping seating area, creating a versatile and attractive space. It is complemented by mature planted borders and established shrubs, providing both colour and a good degree of privacy. The garden is fully enclosed by fencing and also benefits from a galvanised storage shed.

TENURE: Freehold

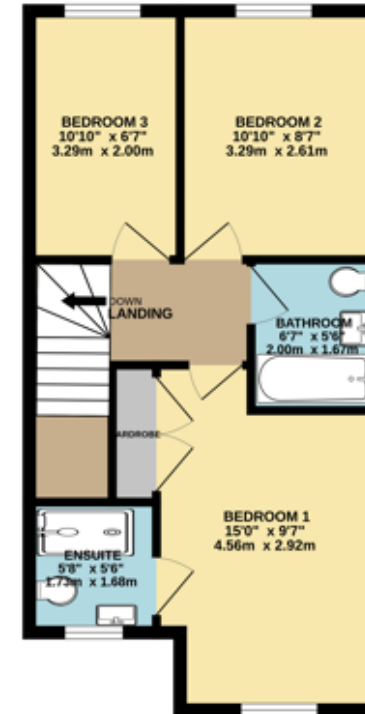
COUNCIL TAX: Band D £2577.27

WHAT3WORDS ///bricks.funny.picked

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



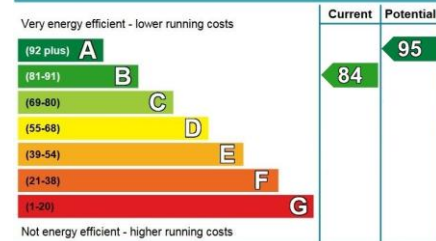
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA - 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating



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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.

