



68 Byron Way Exmouth

W2
ESTATES

68 Byron Way Exmouth | EX8 5SA

Guide Price £395,000



Property Summary

A smart modern detached house with versatile accommodation located on a pleasant plot with part wooded outlook to the rear.

The property enjoys a recently installed stylish kitchen with luxury vinyl flooring and ample space for a generous dining table, making this a wonderful social space from which to entertain.

Beyond the kitchen is the sitting room with patio doors to the garden. There is also a second reception room which was previously converted from part for the garage resulting in a great deal of flexible living space which could be used as a ground floor bedroom (bed 4), separate dining room, play room or wonderful work from home space having patio doors leadings to a charming timber deck, all overlooking the rear garden.

The bedrooms all are generous in size with plenty of natural light with the principal bedroom having an en-suite shower with WC.

Outside, the drive offers parking for at least 2 cars which in turn leads to the attached garage with up and over door and a rear pedestrian door to the garden beyond. The rear gardens have been hard landscaped to create a low maintenance area to enjoy summer dining and entertaining and also have the unique advantage of bordering an area of woodland with small stream to the eastern boundary which is a haven for nature!

- 3/4 Bed Detached House
- 1/2 Reception Rooms
- Recently Fitted Modern Kitchen/Dining Room
- Generous Sitting Room With Feature Fireplace
- Principal Bedroom En-Suite
- Family Bathroom/WC Plus GF WC
- Lovely Setting With Green Outlook
- Low Maintenance Gardens with Decking
- Attached Garage Plus Driveway Parking For 2



Out & About

Exmouth is situated on the East Devon Coast, where the River Exe meets the sea. The town offers a diverse selection of shops, places to eat and things to do. The long list of activities on offer includes top quality water sports such as sailing, windsurfing, paddle boarding and kite-surfing, fantastic routes for cycling and walking, internationally-acclaimed nature reserves and unique cultural events as well as two miles of stunning beach that are a joy whatever the weather.

The new Sideshore development offers space to eat, meet and enjoy the beach starting at the beach bar, café and restaurant run by Michael Caines to Edge Watersports run by World champion kite surfer Steph Bridge and her family offering watersports tuition and equipment hire.

The prestigious Exmouth Marina development overlooking the mouth of the River Exe Estuary has provided even greater choice for sailing enthusiasts with 12 month berthing, servicing and chandlery facilities, on-site parking and a lovely range of shopping and dining facilities including the famous Rockfish restaurant by Mitch Tonks located on the waters edge. Seasonal water taxi services also provide access to Starcross and the famous River Exe 'floating' café.

The town has its own hospital in addition to excellent transport links including a rail

line direct to the Cathedral City of Exeter, stopping at the many sought after estuary-side villages along the way.

The area offers good road links to the M5, and Exeter International Airport is within an easy commute.

Both primary and secondary schooling are well catered for and there are also a number of highly regarded private schools within the area.

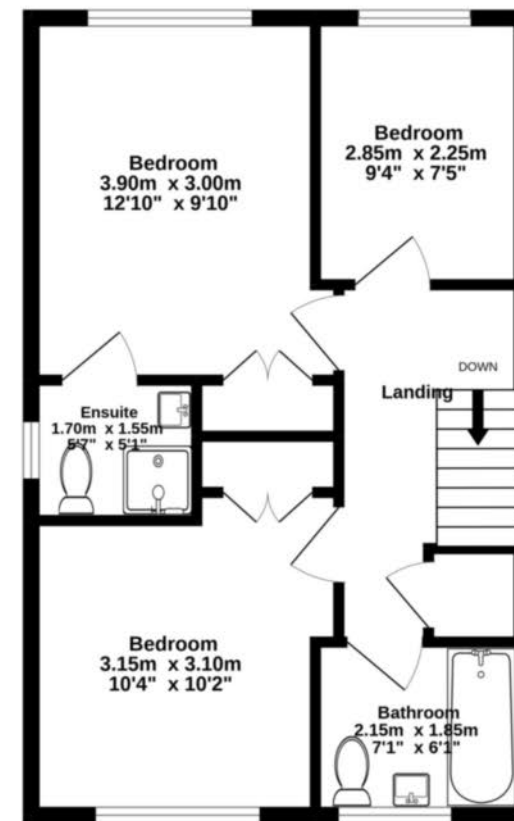
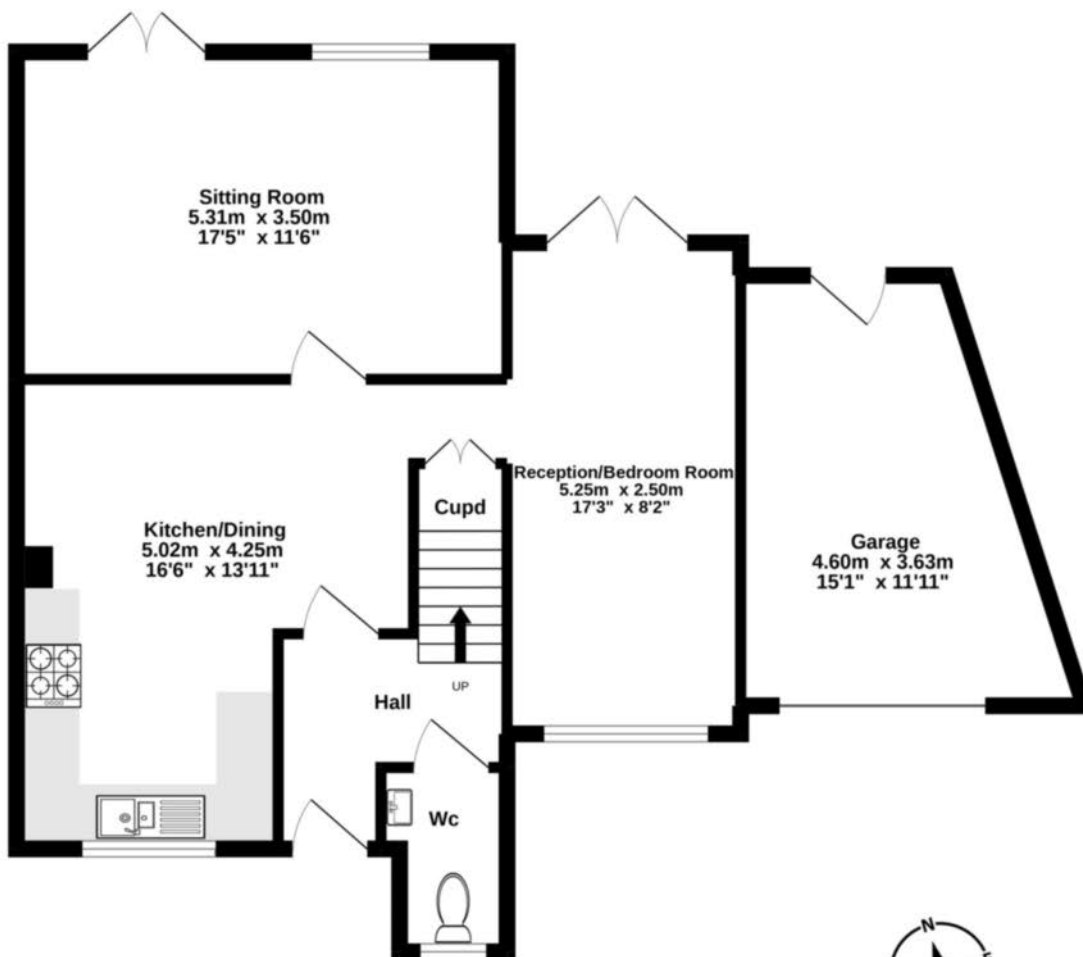
With so much on offer it is understandable why the town has become so popular among buyers from all walks of life.

On The Doorstep

For day to day convenience the nearby Pines Road stores have a variety of practical local resources including a general store, take away, doctors surgery and chemists. Brixington Parade, offering a wide range of amenities such as a Southern Co-op with internal Post Office, hair dressers takeaways plus the Farmhouse pub & restaurant and Tesco Express & fueling station are within reasonable walking distance.

For those commuting to the city Byron Way lies on the Northern side of Exmouth putting it within convenient reach of the A376 to Exeter and the B3179 to Budleigh and beyond along with relevant bus routes to the town being available along Pines Road, Jubilee Drive and Dinan Way, all within walking distance.





TOTAL FLOOR AREA : 117.2 sq.m. (1262 sq.ft.) approx.

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Directions

Upon leaving Exmouth from Train Station enter the main Exeter Road (A376) towards Exeter. Turn right at the second set of traffic lights into Hulham Road and shortly after leaving the main residential area of Hulham Road turn right into Dinan Way. Take the first right into Tennyson Way and continue into Byron Way. No. 68 is found at the bottom of the road on the left hand side.

Tenure: Freehold
Council Tax Band: E
EPC Rating: D