



## 38 Westward Drive, Exmouth, EX8 1JD

This attractive three-bedroom end of terrace house benefits from a garage and private rear garden is located on a quiet residential road close to the town centre of Exmouth.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk





## DESCRIPTION:

Exmouth is a vibrant seaside town with two miles of golden sandy beach, situated on the east coast of Devon within the stunning World Heritage Jurassic Coast. The town has many shops, restaurants and activities for the whole family. The train and bus station offer great transport links to the City of Exeter.

### Ground floor:

You enter the property through an attractive entrance porch which is great for muddy boots and coats fresh from the stunning local walks.

The sitting/dining room is located at the front of the property. The room is a great size which means there is plenty of space for sitting room furniture and dining room table. The large front window overlooks the front aspect and there is wooden floors throughout.

The large kitchen is located to the rear of the property. It comprises of blue base and wall storage units topped with ample wooden work tops. The gas hob, oven and sink/drainage are all integral. There is further space for a stand-alone washing machine, tumble dryer, dishwasher, and fridge freezer.

The rear window provides views over Exmouth and a door gives direct access to the private rear garden.

### First Floor:

Bedroom one is a large double bedroom. There is a built-in double wardrobe and large window overlooking the front aspect.

Bedroom two is a good size double with a built-in wardrobe. The rear window overlooks the stunning views over Exmouth and the sea. Bedroom three is a large single located at the front of the property with a window overlooking the front aspect.

The bathroom comprises of a white panelled bath with stand over shower, wash basin and W/C.

## OUTSIDE:

The private rear garden is half patio half lawn, therefore it is functional to enjoy all year round. A side gate allows direct access to the rear garden without having to access the property.

The property has a single garage and ample residents parking.





## AT A GLANCE:

Three bedrooms  
End of terrace  
Large sitting/dining room  
Two double bedrooms  
Private rear garden  
Garage  
No onward chain  
EPC: C  
Quiet residential road

## PROPERTY INFORMATION:

Council tax band: C  
Services: Mains gas, electric, drainage and water.  
Tenure: Freehold  
Local Authority: East Devon.

# Westward Drive, Exmouth, EX8

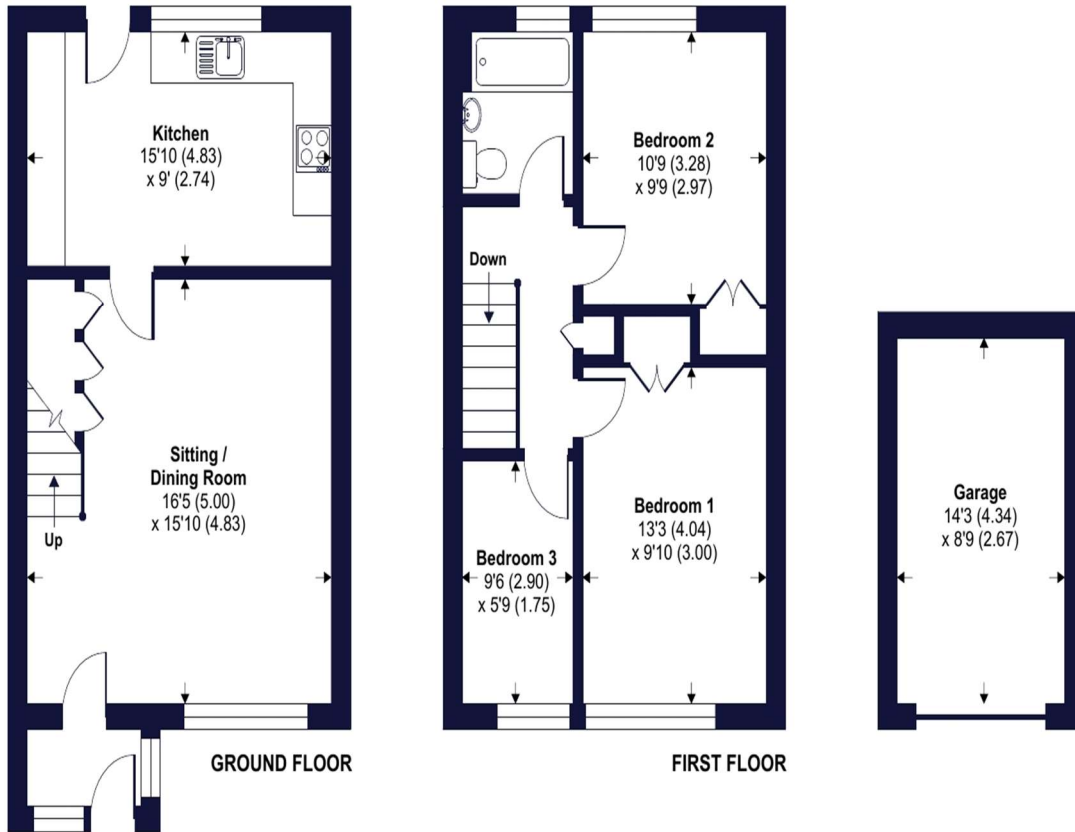


Approximate Area = 866 sq ft / 80.4 sq m

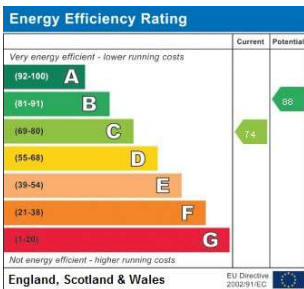
Garage = 126 sq ft / 11.7 sq m

Total = 992 sq ft / 92.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 922233



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