



Detached Family Home

CHECK OUT this spacious Detached FAMILY HOME arranged over four floors with three double Bedrooms, Kitchen/Dining Room, Separate Utility Room, Sitting Room, Family Bathroom, En-Suite Shower Room, Cloakroom as well as a large garden, detached garage and ample off-road parking in the sought after town of Exmouth.

Marley Road | Exmouth | EX8 5DR



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,332 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

78C



COUNCIL TAX BAND

E



in a nutshell...

- 3 Double Bedrooms
- Modern Kitchen/Dining Room
- Bright and Airy Sitting Room
- Separate Utility Room
- Family Bathroom, En-suite Shower Room and Cloakroom
- Large Enclosed Garden
- Garage and Off-Road Parking
- Seaside Town with great Beaches
- Built in 2001





the details...

Check out this beautiful FAMILY HOME built in 2001. This property is deceptively spacious, arranged over four floors. Inside, it is beautifully presented with stylish décor throughout and feels warm and welcoming with gas central heating and double-glazing.

Steps lead down from the driveway to Porch with plenty of space for shoes and coats. A further door leads into Entrance Hallway on the Ground Floor. This floor is comprised of a Cloakroom with Wash Basin, WC and Heated Towel Rail and the modern Kitchen/Dining Room which is bright and fresh with white walls, matching white units and granite work tops.. There is plenty of space for a dining table and the kitchen is fully integrated with an Electric Oven and Induction Hob, Microwave and Extractor Fan and Dishwasher.

A small number of stairs lead down to the Lower Ground Floor. Here you will find the Sitting Room and Utility Room. The Sitting Room is a bright and spacious room with French Doors leading out to the Garden and a Gas Fireplace which creates a warming focal point. The Generous Utility Room has further worktop space and storage as well as a sink and space & plumbing for a washing machine and tumble drier. There is a secondary door from this room leading to the garden.

On First Floor is the Master Bedroom and access to the integrated garage. The Master Bedroom is sizable and benefits from pleasant views over the garden and beyond, a Walk-in Wardrobe and an En-suite Shower Room. The En-suite Shower Room is modern with large Rainfall Shower, WC, Vanity Unit, Heated Towel Rail and fully tiled walls. A small number of stairs lead to the Second Floor comprised of two Double Bedrooms. Both rooms will accommodate at least a double bed and are carpeted throughout. A built in storage cupboard can be found on the landing.

Outside the garden a good size with large patio, area of lawn and decking with a pathway down either side. It is a idyllic setting with mature trees and stream. The garden can be accessed by steps from the driveway on either side of the house. The steps to the right are private and the steps to the left are shared with the neighbour's property leading to individual garden gates. The garage is integrated with an up and over door, water, electric and light and there is further off-road parking on the driveway.

Tenure - Freehold
Council Tax Band E



the floorplan...

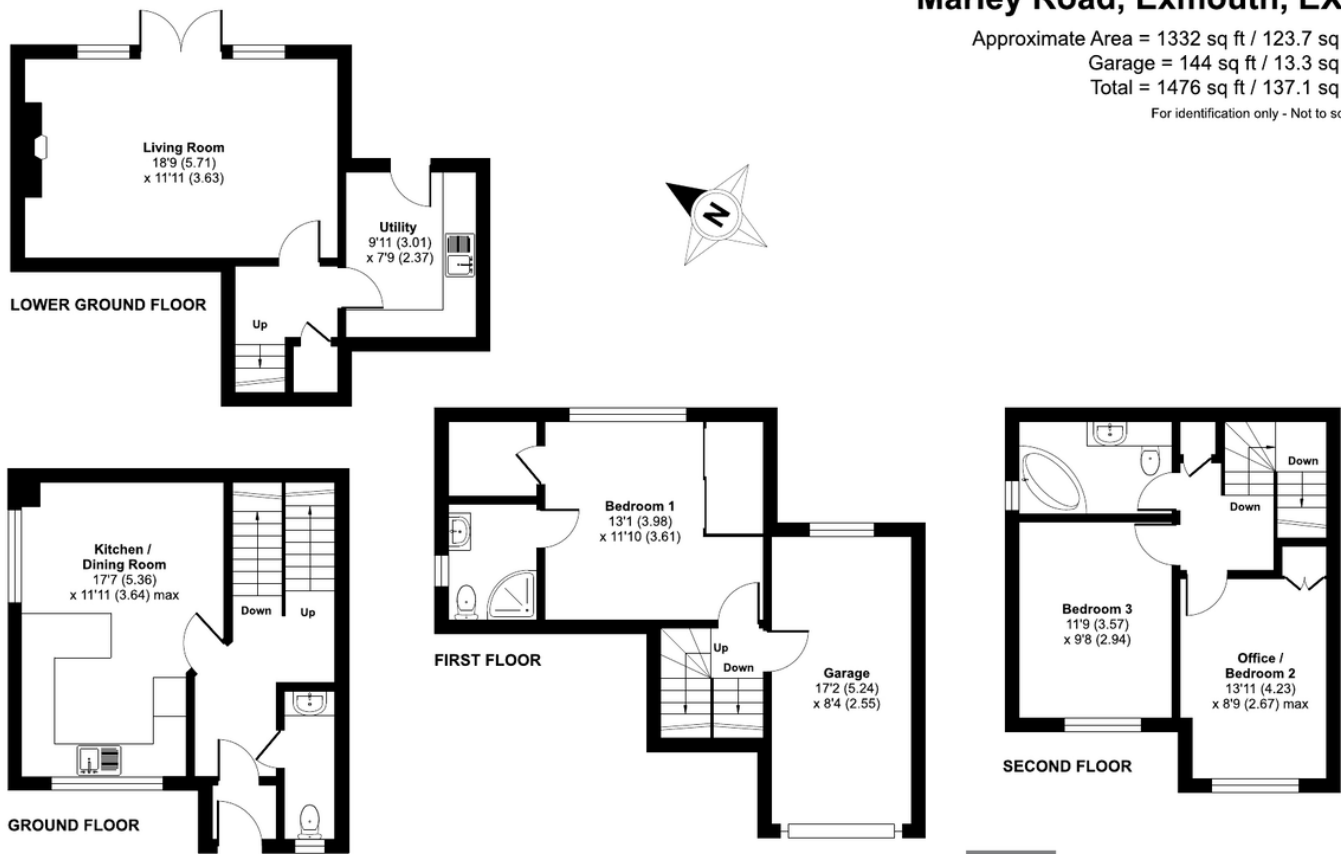
Marley Road, Exmouth, EX8

Approximate Area = 1332 sq ft / 123.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1476 sq ft / 137.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Ashtons Complete (Complete Property). REF: 1255124

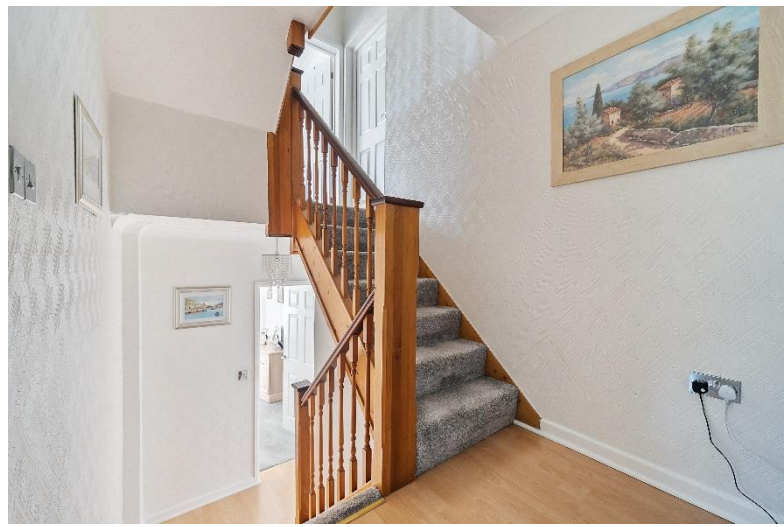


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