



Detached Family Home

CHECK OUT this spacious Detached FAMILY HOME with four Bedrooms, Dining Room, Kitchen, Separate Utility Room, Sitting Room, Family Bathroom, En-Suite Shower Room, Cloakroom as well as a landscaped garden, garage storage and off-road parking in the sought after town of Exmouth.

35 Ivydale | Exmouth | EX8 4TA





PROPERTY TYPE

Detached House



SIZE

1,406 sq ft



LOCATION

Urban



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

74C



COUNCIL TAX BAND

E



in a nutshell...

- 4 Bedrooms
- Modern Kitchen
- Family Bathroom and En-suite Shower Room
- Utility with Downstairs Shower Room
- Dining Room and Sitting Room
- Large Conservatory
- Landscaped Garden
- Off Road Parking and Garage Storage
- Seaside Town with great Beaches





The details...

This home is modern, spacious and immaculately presented throughout. Inside, it feels warm and welcoming with gas central heating and double glazing.

The front door is sheltered beneath a storm porch and leads directly into the generous Entrance Hall. Down the hall a door on your right leads in the spacious Sitting Room with a large bay window that floods the room with natural. Loosely separated from the Sitting Room is the Dining Room with plenty of space for dining room furniture. The Kitchen is accessed via the Entrance Hall and Dining Room and is chic and contemporary, decorated in neutral colours with a solid wood work top. It is well stocked with a Siemens oven, Siemens Combi Oven, dishwasher, fridge and incinerator. The breakfast bar creates the perfect space to enjoy a cup of tea in the morning.

Leading from the kitchen you enter into the practical Utility Room with space for a washing machine and large fridge freezer. Here you will also find the downstairs cloakroom with a shower, wash basin and WC and a side door that provides access to the rear garden. Completing the Ground floor is the generous Conservatory. This room has space for three sofas as well as a dining room table, and is the perfect place to relax and enjoy the landscaped garden.

Stairs lead from the entrance hall to the landing on the first floor. On this floor there are four bright and airy Bedrooms that feel cosy with carpets throughout. Bedroom's one, two and three are comfortable doubles with Bedroom One having the added benefit of fitted wardrobes and a modern En-suite with a tiled shower, WC, wash basin and heated towel rail. Bedroom four is currently being utilised as an office, but will fit a single bed. The final room on this floor in the luxurious Bathroom with tiled walls and floors, bath with shower over, WC, wash basin with a vanity unit, and a heated towel rail.

Outside the property has two Off-Road Parking spaces found at the front of the property as well as an integrated single Garage with electric and light. The paved rear garden at the back of the property is enclosed and beautifully landscaped. It is boarded by mature shrubs and has plenty of space for potted plants and garden furniture.

Tenure - Freehold
Council Tax Band E



the floorplan...

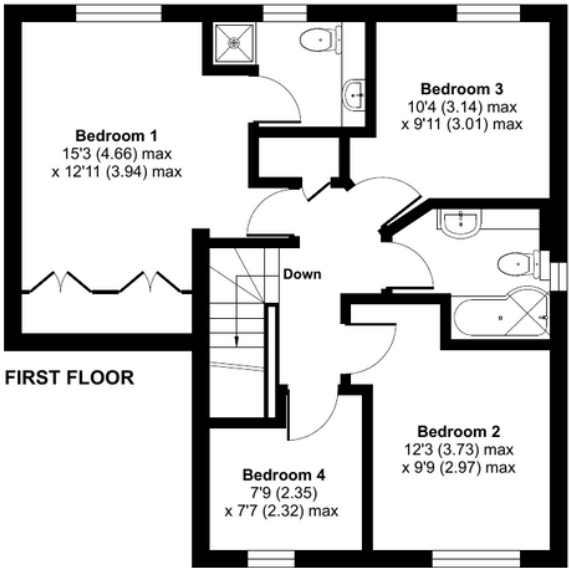
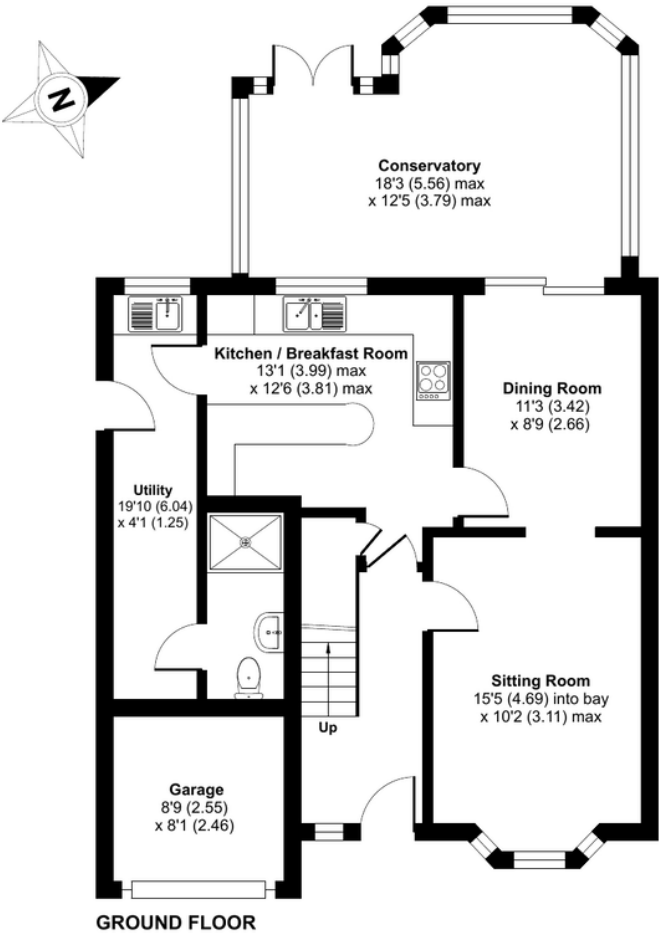
Ivydale, Exmouth, EX8

Approximate Area = 1406 sq ft / 130.6 sq m

Garage = 67 sq ft / 6.2 sq m

Total = 1473 sq ft / 136.8 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). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1277533



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