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Rolle Lodge, 14 Rolle Road, Exmouth,
EX8 2AP

GUIDE PRICE
£700,000
TENURE Freehold



A Beautifully Presented And Extended 1930's Built Detached House Located Close To The Heart Of The Town Centre And Within Easy Reach Of The Seafront Enjoying Attractive Gardens And Ample Secure Driveway Parking

Impressive Entrance Porch And Reception Hall * Triple Aspect Lounge * Separate Dining Room/Bedroom 4 * Ground Floor Shower Room/Wc * Stylish Modern Open Plan Kitchen/Breakfast/Sitting Room * Utility Room * Ground Floor Cloakroom/Wc * Three First Floor Double Bedrooms * Spacious Well Appointed Bath/Shower Room/Wc * Many Fine Period Features * Double Glazed Windows * Gas Central Heating * Viewing Strongly Recommended

Rolle Lodge, 14 Rolle Road, Exmouth, EX8 2AP

Pennys are delighted to offer for sale this stunning detached house built in 1936 and ideally located only a short distance from both the town centre and the seafront. The accommodation has been much improved by the current owners and now provides bright spacious living accommodation with ample parking and attractive gardens. The accommodation including three good size first floor double bedrooms with superb first floor bathroom suite. On the ground floor there is a most attractive lounge and dining room, both with stripped wood flooring, one of which could easily provide a ground floor bedroom if required, especially as there is a spacious ground floor shower room/wc. The superb hub of the house is the kitchen/breakfast/sitting room, which is stylishly fitted and offers an abundance of light and various double glazed windows and large lantern window. Properties of this style in this convenient location rarely come onto the market, therefore viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Bespoke design entrance porch with full height aluminium double glazed entrance porch 2.24m x 2.21m (7'4" x 7'3") overlooking and opening onto the front garden, tiled flooring, power and light connected, inner solid wood door with stained glass window inset, access to:

RECEPTION HALL: A fine entrance to the property with turning staircase rising to first floor landing with uPVC double glazed window on half landing with newel post, useful understairs storage cupboard, telephone point, thermostat control for central heating.

GROUND FLOOR CLOAKROOM/WC: Wash hand basin with splashback, WC with concealed cistern and push button flush, radiator, recessed ceiling spotlighting, feature tiled floor, uPVC double glazed window with patterned glass.

LOUNGE: 6.35m x 3.96m (20'10" x 13'0") A bright and spacious triple aspect room with measurement into uPVC double glazed bay window to rear aspect, two further double glazed windows to side aspect and uPVC double glazed window overlooking the front garden. Stripped wood flooring, marble fire surround housing living flame-effect coal gas fire with matching hearth, two radiators, picture rail.

DINING ROOM/BEDROOM 4: 5.18m x 3.94m (17'0" x 12'11") A spacious bright room with measurement into uPVC double glazed bay window overlooking the front aspect. Stripped wood flooring, picture rail, radiator.

KITCHEN/BREAKFAST ROOM/SITTING ROOM: 7.06m x 4.88m (23'2" x 16'0") narrowing to 3.35m (11') to kitchen area. Stylish room comprising of solid wood working surfaces with tiled surrounds extended to provide a breakfast bar area with cupboards, drawer units, integrated dishwasher beneath work surfaces, range of wall mounted cupboards with concealed lighting beneath, chimney recess fitted with electric hob with extractor hood over and built-in oven and grill, having cupboards and drawer unit beneath, recessed ceiling spotlighting, radiator, large walk-in cupboard also housing the gas and electric meter and electric consumer unit, further walk-in pantry/storage cupboard with power and light connected with fitted shelving. The breakfast/sitting room area enjoys a tranquil setting with an abundance of light offered by a large lantern window with further uPVC double glazed windows and double doors overlooking and opening onto the rear garden, radiator, recessed ceiling spotlighting, TV point.

From the kitchen a glazed panelled door leads to:

UTILITY ROOM: 2.21m x 2.13m (7'3" x 7'0") Fitted with stainless steel one and a half bowl sink unit with mixer tap set into patterned work surface with cupboards and plumbing for automatic washing machine beneath, tiled surrounds and fitted shelving over, extractor fan, radiator, recessed ceiling spotlighting, skylight window, uPVC double glazed door to the front decorative stone garden area.

GROUND FLOOR SHOWER ROOM/WC: 2.18m x 1.98m (7'2" x 6'6") Comprising of a shower cubicle with splashback walls and Mira shower unit, extractor fan, pedestal wash hand basin with tiled splashback and light shaver socket over, WC with push button flush, chrome heated towel rail, recessed ceiling spotlighting, uPVC double glazed with patterned glass.

FIRST FLOOR GALLERIED LANDING:

BEDROOM 1: 6.05m x 3.56m (19'10" x 11'8") A superb main bedroom with measurement to uPVC double glazed bay window to rear aspect, further uPVC double glazed window to front elevation, radiator, two built-in floor to ceiling wardrobes with sliding doors and fitted shelving, clothes rail and drawer units, TV point, picture rail.

BEDROOM 2: 3.94m x 3.84m (12'11" x 12'7") uPVC double glazed window to front aspect, radiator, picture rail.

BEDROOM 3: 3.43m x 2.62m (11'3" x 8'7") A good size double bedroom with uPVC double glazed window to rear aspect, radiator, picture rail.

BATH/SHOWER ROOM/WC: 2.82m x 2.36m (9'3" x 7'9") A high quality and spacious bathroom suite fitted with bath with central mixer taps and shower attachment, ease of access double width shower cubicle, wash hand basin set in display surface with cupboards and WC with concealed cistern and push button flush beneath, antique style radiator with attached heated chrome heated towel rail, fitted linen cupboard housing modern Worcester gas boiler for hot water and central heating, attractive and extensively tiled walls, recessed ceiling spotlighting, two sets of uPVC double glazed windows with patterned glass.

OUTSIDE: The property enjoys a secure gated entrance leading to a block paved generously sized driveway and parking area with decorative stone garden area directly in front of the utility room. Main lawned front garden with raised decorative stone seating area with lawn gardens edged with well stocked flower and shrub beds offering up an abundance of colour. To the side and rear of the property is an enclosed patio garden with raised well stocked flower and shrub beds, fully enclosed via stone wall providing a secure area ideal for outside entertaining with further decorative stone garden area, garden store and outside lighting.

SEPARATE FLOOR PLAN: