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36 Marpool Hill, Exmouth, EX8 1TD

GUIDE PRICE
£450,000
TENURE Freehold



A Period Bay Fronted Family Home Ideally Located Close To Schools, Phear Park And Within Easy Reach Of Both The Town Centre And Seafront With Driveway, Garage And Attractive Good Size Rear Garden

Entrance Porch And Spacious Reception Hall * Sitting Room With Wood Burner Stove
Separate Dining Room/Lounge * Kitchen * Double Glazed Conservatory/Garden Room
Cloakroom/Wc * Three First Floor Bedrooms * Spacious Modern Bathroom Suite – Four
Piece Modern Bathroom Suite * Double Glazed Windows * Gas Central Heating * Owned
Solar Panels * Viewing Recommended

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THE ACCOMMODATION COMPRISES: uPVC front door to:

ENTRANCE PORCH: With tiled floor, inner solid wood door with glazed panelled window inset and matching picture windows to either side giving access to:

RECEPTION HALL: A fine entrance to the property with radiator, picture rail, staircase rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE/DINING ROOM: 5.49m x 3.81m (18'0" x 12'6") maximum measurement into wall recesses and uPVC double glazed bay window, which overlooks the front elevation and enjoys a lovely outlook towards Phear Park. A bright spacious reception room with wooden fire surround with marble-effect inset and hearth, radiator, picture rail, additional dimplex electric wall heater housed in bay window.

SITTING ROOM: 5.26m x 3.48m (17'3" x 11'5") maximum measurement into wall recesses and uPVC double glazed bay window overlooking the rear garden. Another charming room with chimney recess housing log burner stove standing on a tiled hearth with wood mantel over, two radiators, picture rail, TV point.

KITCHEN: 3.35m x 2.41m (11'0" x 7'11") Fitted with patterned worktops with tiled surrounds and inset one and a half bowl single drainer sink unit with cupboards, drawer units, plumbing for automatic washing machine and dishwasher, gas cooker point. Wall mounted cupboards, walk-in larder cupboard (currently housing the fridge/freezer), radiator, uPVC double glazed door giving access to:

CONSERVATORY/GARDEN ROOM: 3.45m x 1.4m (11'4" x 4'7") A very useful area with uPVC double glazed windows overlooking the rear garden and double glazed door giving access to the rear sun terrace, power and light connected, access to: WC with electric wall heater with adjoining UTILITIES CUPBOARD housing a Vaillant gas boiler for hot water and central heating, with power sockets currently powering tumble dryer and fridge/freezer.

FIRST FLOOR LANDING: With large loft hatch with pull down ladder to roof space. The roof space could be converted to additional accommodation required subject to the necessary consents.

BEDROOM 1: 5.49m x 3.78m (18'0" x 12'5") maximum measurement to wall recesses and uPVC double glazed bay window overlooking the front aspect and gaining lovely views towards Phear Park, across the town to estuary and coastline in the distance. A lovely main bedroom currently used as a first floor sitting room with radiator housed in feature radiator cover, additional dimplex electric wall heater housed in bay window, picture rails.

BEDROOM 2: 5.33m x 3.53m (17'6" x 11'7") maximum measurement into wall recesses and uPVC double glazed bay window overlooking the rear aspect and gaining views across the town to the estuary and coastline in the distance, picture rail, radiator.

BEDROOM 3: 3.05m x 2.18m (10'0" x 7'2") With radiator, phone socket, picture rail, uPVC double glazed window to front aspect gaining views towards Phear Park.

BATH/SHOWER ROOM/WC: 2.44m x 2.41m (8'0" x 7'11") Modern four piece suite comprising bath with handgrips, shower cubicle housing Mira shower with shower splash screen and door, pedestal wash hand basin with mirror over, mirror fronted medicine cabinet with fitted shelving, WC with push button flush, fully tiled walls, radiator, two uPVC double glazed windows to rear aspect – one fitted with patterned glass, further access to loft space. Shaver socket with USB charger.

OUTSIDE: The property enjoys an enviable location set back from the main Marpool Hill road and enjoys an attractive front garden with ornamental pond, shrub beds and pedestrian pathway giving access to the front door. Wooden gates give access to the driveway which in turn leads to the GARAGE. Side pathway and gate gives access through to the rear garden. The rear garden is a lovely feature of the property being of good size and attractively planned and presented, offering an abundance of colour from a variety of established shrubs and trees. Decked sun terrace which is ideal for outside entertaining, outside power socket. There is a lawned area of garden, pathway leading the length of the garden to a SUMMER HOUSE.

GARAGE: 4.85m x 2.74m (15'11" x 9'0") Original sliding wooden doors, fitted shelving, worktop with cupboards beneath, storage space in roof eaves, window to side aspect, light and power connected, mains cold water tap, pedestrian door giving access through to the rear garden.

FLOOR PLAN:

