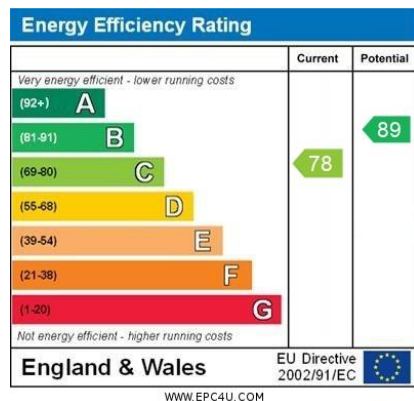




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2 Hulham Mews, Marley Road,
Exmouth, EX8 4PP

GUIDE PRICE

£425,000

TENURE Freehold



A Deceptively Spacious Four Bedroom Semi Detached House Ranged Over Three Floors And Enjoying A Select Location In A Favoured Area

Underfloor Heating * Double Glazed Windows * Stylish Open-Plan Kitchen/Breakfast Room * Sitting/Dining Room * Ground Floor Cloakroom/Wc * Three First Floor Bedrooms – One Bedroom With En-Suite Shower Room/Wc * First Floor Family Bathroom Suite * Second Floor Double Bedroom With En-Suite Cloakroom/Wc * Pleasant Gardens * Driveway And Garage * Super Family Home

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THE ACCOMMODATION COMPRISES: Entrance canopy with front door giving access to:

RECEPTION HALL: Turning staircase rising to first floor landing with useful understairs storage cupboard beneath, double glazed window to side aspect, oak flooring, ceiling spotlighting.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin and WC, oak flooring, door to:

OPEN-PLAN KITCHEN/BREAKFAST ROOM: High quality and stylish kitchen with range of worktops extended to provide a generously sized breakfast bar area with downlighters over, large number of cupboards and drawer units, with pull-out pan shelves, integral fridge/freezer, dishwasher and washing machine, plus space for large free-standing Range style cooker, sink unit with loop mixer tap set into work surface with tiled splashbacks, double glazed window to front aspect, inset spotlighting and tiled flooring.

SITTING/DINING ROOM: Spacious area, rear facing, with double glazed windows and sliding patio doors overlooking and looking onto the rear garden, wood flooring, ceiling downlighters in dining area and recessed ceiling spotlighting in sitting room.

FIRST FLOOR LANDING: Airing cupboard, ceiling spotlighting, stairs to second floor landing.

MAIN BEDROOM: Double glazed window to rear aspect. Generously sized with access to:

EN-SUITE SHOWER ROOM/WC: Fitted with shower cubicle, wash hand basin and WC.

BEDROOM 2: Double glazed window to front aspect.

BEDROOM 4: Double glazed window to rear aspect.

FAMILY BATHROOM SUITE: Fitted with bath, shower over and shower screen, wash hand basin and WC, heated towel rail, inset ceiling spotlighting, double glazed window with patterned glass.

SECOND FLOOR LANDING: Door to:

BEDROOM 3: Another great size double bedroom with twin eaves storage cupboards, velux windows, access to:

EN-SUITE CLOAKROOM/WC: WC and wash hand basin.

OUTSIDE: The property enjoys a tucked away position in a favoured location with lawned area front garden with flower and shrub beds, patio pathway giving access to the property. Directly in front of the property is a driveway leading to a GARAGE. To the rear of the property is an excellent garden with good size patio sun terrace, extended with decked SUN TERRACE area, ideal for outside entertaining and enjoying a pleasant open aspect, paved steps lead down to areas of lawned garden, raised flower and shrub beds, GARDEN SHED. Shared access gate which gives access back round to the front of the property, plenty of storage space. Outside power sockets.

GARAGE:

FLOOR PLAN:

