

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

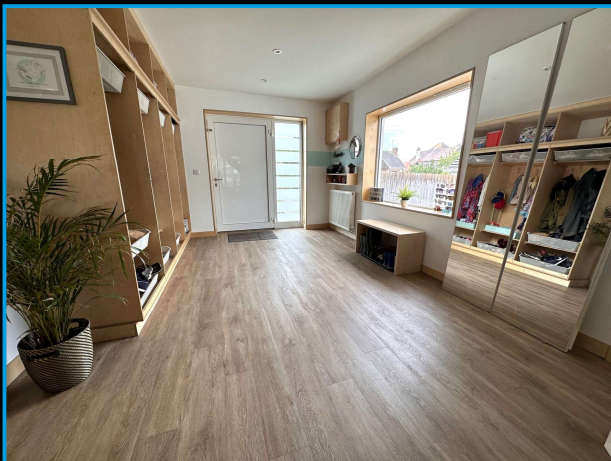
**Guide Price £675,000**

**4 Seafield Avenue, Exmouth, EX8 3NJ**



• 4 Bedroom Detached Property In Sought After Location • Extended & Stylishly Renovated By Current Owners • Large Hall, Open Plan Living Area, Separate Snug & Utility Room • Stunning Open Plan Kitchen/Dining Room With Island & Appliances • 2 Bathrooms & En-Suite Wet Room To Master Bedroom • Extensive Off Road Parking & Extended Single Garage • Good Size, Enclosed





Steps lead up to a large front entrance door with a partially obscure glazed window to the side, leading to:

#### Ground Floor

##### Entrance Hall 15'9" (4.8m) x 11'5" (3.48m)

A statement entrance to the property that is a welcoming space with a large window to the side, allowing for natural light to flood in. Attractive Karndean flooring. Concealed high level electric trip switch fuse box. Useful built-in storage cupboards to one wall that allow for storage with shelving and coat hooks. 2 Radiators. Inset ceiling lights. Bespoke, turning staircase with a metal slatted balustrade leading to the first floor. From this area you have access to the snug and open to:

##### Open Plan Living Room 15'8" (4.78m) x 14'4" (4.37m)

A fantastic space that has built-in storage and display to one wall. Inset ceiling lights. Three radiators. Attractive Karndean flooring. Full height, glazed double doors that have matching windows to both sides lead through to the stunning kitchen/dining room and utility room beyond. Doors leading to Bedroom 4/Study, Bathroom and:

##### Snug 12'7" (3.84m) x 11'3" (3.43m)

Window to front. A comfortable space that has a TV display unit built in to one wall with useful storage cupboards below and display shelving. Radiator.

##### Bedroom 4/Study 11'6" (3.51m) x 8'8" (2.64m)

Window to side. A room that could be used for a variety of uses including a bedroom or study. Internal window that has a blackout blind that can be pulled down to create privacy to the room. Radiator.

##### Bathroom

Obscure glazed window to side. A modern fitted bathroom that comprises of a panelled bath that has a central mixer tap, thermostatically controlled shower above and a splash screen. Hidden cistern WC. Wash hand basin with a mixer tap, display to the side and storage cupboards below. Wall mounted mirror. Heated towel rail. Inset ceiling lights. Tiled splash backs to 3 walls. Tiled flooring.

##### Open Plan Kitchen/Dining Room 20'2" (6.15m) x 17'6" (5.33m)

A stunning feature of this property is the large, stylish, open plan kitchen/dining room that has been created at the rear of the property. This room is a sociable space and acts as the "hub" of the whole property. The room enjoys a lot of natural light with 2 windows to the side, 2 skylights, glazed French doors leading out to the rear garden and bi-folding windows across the rear. The installation of these windows allows the property to take full advantage of the views over the garden and of the National Trust land to the rear. The kitchen, which has been well planned comprises of a range of floor standing and wall mounted cupboard and drawer storage units. The kitchen features a large island with an attached wooden breakfast bar. The kitchen is finished with high quality quartz work surfaces, soft close cupboard and drawers and remote controlled ambient LED lighting. Integrated "Neff" appliances - eye level electric oven, microwave/oven, warming drawer, induction hob and dishwasher. Karndean flooring. Inset ceiling lights and feature pendant lighting. Hidden cutlery drawer. Built-in refuse/recycling drawer. Built-in seating bench and a further window seating area. The American style fridge freezer in situ is potentially available via separate negotiation. Built-in shelving/wine rack. Inset "Blanco" stainless steel 1 1/2 bowl sink with an integrated drainer unit to the side and mixer tap above. Hidden push and pop electric/USB sockets to island. Extractor fan. Ample space for a dining table and chairs. Door leading to:

##### Utility Room 7'9" (2.36m) x 4'2" (1.27m)

Part obscure glazed door to side. Built-in storage to 2 walls that has storage shelving. Inset stainless steel single bowl sink with mixer tap above. Space and plumbing for a washing machine and tumble dryer stacked above. Wall mounted gas fired combi boiler. Tile effect vinyl flooring. Inset ceiling light.

#### First Floor

##### Landing

Two Velux windows to side, allowing for natural light to pour into landing space. Inset ceiling lights. Smoke alarm. Access to eaves storage. Useful built-in book/display shelving with storage cupboards







below. Radiator. Doors leading to bedrooms two and three, bathroom and:

#### **Master Bedroom 16'4" (4.98m) x 16'4" (4.98m)**

A fantastic master bedroom suite that enjoys stunning views over National Trust land to the rear. Two Velux windows to each side and double opening French doors to rear with a Juliet balcony (to be fitted). Range of built in storage comprising of drawers with displays above, dressing table and a built-in wardrobe area that has hanging rails and storage shelving. Built in headboard. Radiator. Inset ceiling lights. Part sloped ceiling. Open to :

#### **En-Suite Wet Room**

Velux window to side. Fully tiled walls and flooring. Walk in shower area with a thermostatically controlled shower above and a soak away. Low level WC. "His and hers" double wall mounted wash hand basins. Wall mounted mirror. Built in storage cupboards. Inset ceiling lights. Shower curtain. Heated towel rail. Part sloped ceiling.

#### **Bedroom 2 15'10" (4.83m) x 7'10" (2.39m)**

Window to front and two velux windows to side. Radiator. Useful built in storage to one wall that has a hanging rail, storage shelving and space behind. The desk in situ is also included within the sales price. Part sloped ceiling.

#### **Bedroom 3 12'2" (3.71m) x 8'0" (2.44m)**

Window to front and two Velux windows to the side. Radiator. Useful built in storage to one wall that has a hanging rail and storage shelving. The desk in situ is also included within the sales price.

#### **Bathroom**

Velux window to side. Modern fitted white suite comprises of a P shaped bath that has a thermostatically controlled shower above and a mixer tap that has a separate shower attachment. Part tiled walls. Tiled flooring. Low level WC. Wall hung wash hand basin with storage drawers below. Heated towel rail. Fitted mirror. Built in storage to one wall with display shelving above. Inset ceiling lights. Extractor fan.

#### **Externally**

#### **Front Of Property**

To the front of the property is a large driveway that provides ample off road parking for several vehicles and would allow for the storage of a motor home or boat if required. The driveway is laid to a decorative crushed granite. Rendered front wall boundary and raised shrub bed to one side. Outside lighting. Outside meter boxes. Laid adjacent to the front of the property is a paved patio area that wraps around the side of the property providing access to the rear garden. The driveway provides access to:

#### **Garage 22'8" (6.91m) x 8'4" (2.54m)**

Electric door to the front. Power and light connected. Double opening doors to rear leading to:

#### **Rear Garden**

To the rear of the property is a large and fully enclosed garden that enjoys views over the neighbouring National Trust land. Laid immediately adjacent to the rear of the property is a raised timber decked patio, ideal for outdoor dining and sitting during fine weather. Steps then lead down to a large paved patio area that, in turn, leads to a further sitting area and access to a summer house that has an open aspect and provides an ideal area for outdoor dining and sitting during fine weather. Further enclosed garden room. The remainder of the garden is predominately laid to lawn and has a range of mature fruit trees including cooking apples, eating apples, plum and pear. Outside water tap. Front pedestrian access via a garden gate to one side. Area of garden ideal to use as a small vegetable garden.

#### **Tenure**

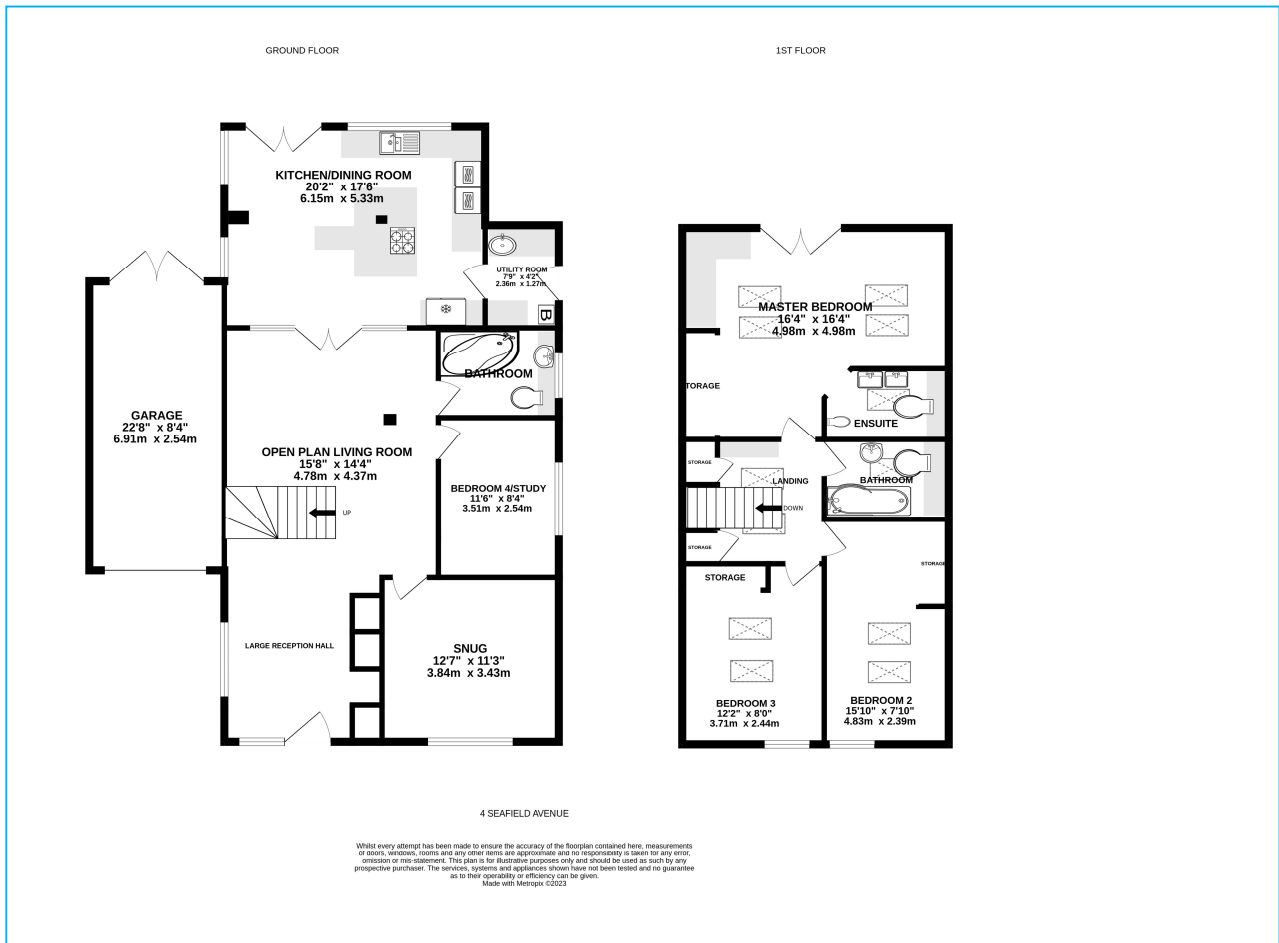
The property is FREEHOLD

#### **Services**

All mains services are connected. Council tax band D. The property is on a water meter.

#### **Agents Notes**

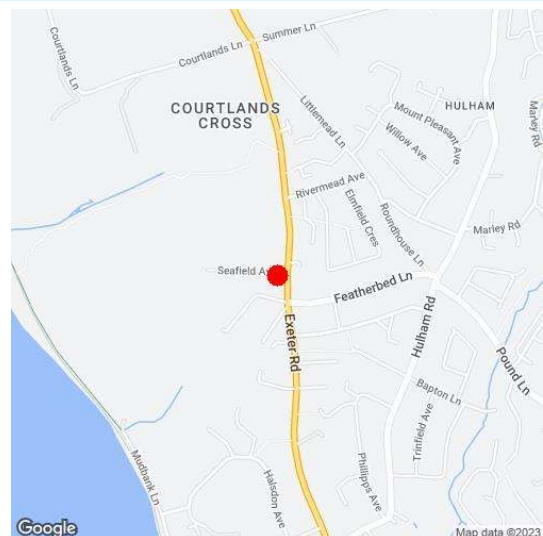
Please note, these are draft particulars and they are awaiting vendors verification



## Directions

From our prominent town centre office, turn right down Rolle Street and then take the a left hand turning at the first roundabout and then right at the next, heading along Marine Way. Continue into Exeter Road, passing through both sets of traffic lights. Upon passing the Shell Garage on the left hand side, take the 4th left hand turning into Seaford Avenue, where the property will be found on the right hand side.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.