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**LINKS**  
ESTATE AGENTS

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**Guide Price £389,950**  
**2 Clode Cottages, Marley Road, Exmouth, EX8 5DP**



- Spacious Semi Detached House • Gas central Heating & Double Glazing • Ground Floor Cloakroom, Living Room • Modern Fitted Kitchen / Dining Room • Utility & uPVC Double Glazed Conservatory • 3 Good Sized Bedrooms, En - Suite & Family Bathroom • Store Room, Ample Off Road Parking • Easy To Maintain Rear Garden



## Accommodation

### Ground Floor

Step up to front entrance door, beneath pitched and tiled storm canopy, with outside lighting leading to:

#### Entrance Hall

Staircase rising to first floor with under stairs storage cupboard. Radiator. Smoke alarm. Wall mounted central heating thermostat. Doors leading to living room, kitchen / dining room and:

#### Cloakroom

uPVC double glazed window to rear. White suite of low level WC and wall mounted wash hand basin. Tiled splashbacks. Heated towel rail.

#### Living Room 16'3" (4.95m) x 12'2" (3.71m)

Window to front. 2 radiators.

#### Kitchen / Dining Room 15'4" (4.67m) x 10'5" (3.18m)

Double glazed door, with window adjacent, leading to conservatory. Good range of modern fitting cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring gas hob with electric oven below and filter hood above. Plumbing for dishwasher, space and plumbing washing machine. Space under worktop for fridge etc. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

#### Utility 8'2" (2.49m) x 4'8" (1.42m)

Power and light connected. Roll edged work surface. Cupboard storage units. Personal door leading to store room

#### Conservatory 9'8" (2.95m) x 9'5" (2.87m)

uPVC double glazed French doors leading to rear garden with windows adjacent and windows to either side. Radiator.

### First Floor

#### Landing

Window to rear. Access to insulated and part boarded loft space, via trap door with ladder. Useful galleried landing area, perhaps for a desk. Smoke alarm. Doors leading to all bedrooms and bathroom.

#### Bedroom 1 14'6" (4.42m) Into Recess x 9'9" (2.97m)

Window to front. Radiator. Door leading to:

#### En - Suite

Obscure glazed window to side. White suite of shower cubicle with electric shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Radiator. Extractor fan. Shaver light and socket.



### **Bedroom 2 14'6" (4.42m) Into Recess x 10'9" (3.28m)**

Window to front. 2 built - in double wardrobes. Radiator.

### **Bedroom 3 12'3" (3.73m) x 7'3" (2.21m)**

Window to rear. 2 built - in double wardrobes. Radiator.

### **Bathroom**

Obscure glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Extractor fan. Shaver socket.

### **Externally**

To the front of the property is off road parking for 3 motor vehicles for side by side parking. pathway leading to the front entrance door with the outside meter boxes. Driveway leads to:

### **Store Room 11'1" (3.38m) x 8'2" (2.49m)**

Up and over door to front. Power and light connected.

### **Rear Garden**

There is an enclosed, level and private rear garden which has ease of maintenance in mind. There is a patio area adjacent the property with the remainder being laid to artificial grass. Timber panelled fence and brick wall boundaries. Outside lighting. Outside power points. Front pedestrian access to side of property via timber garden gate.

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band D

### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

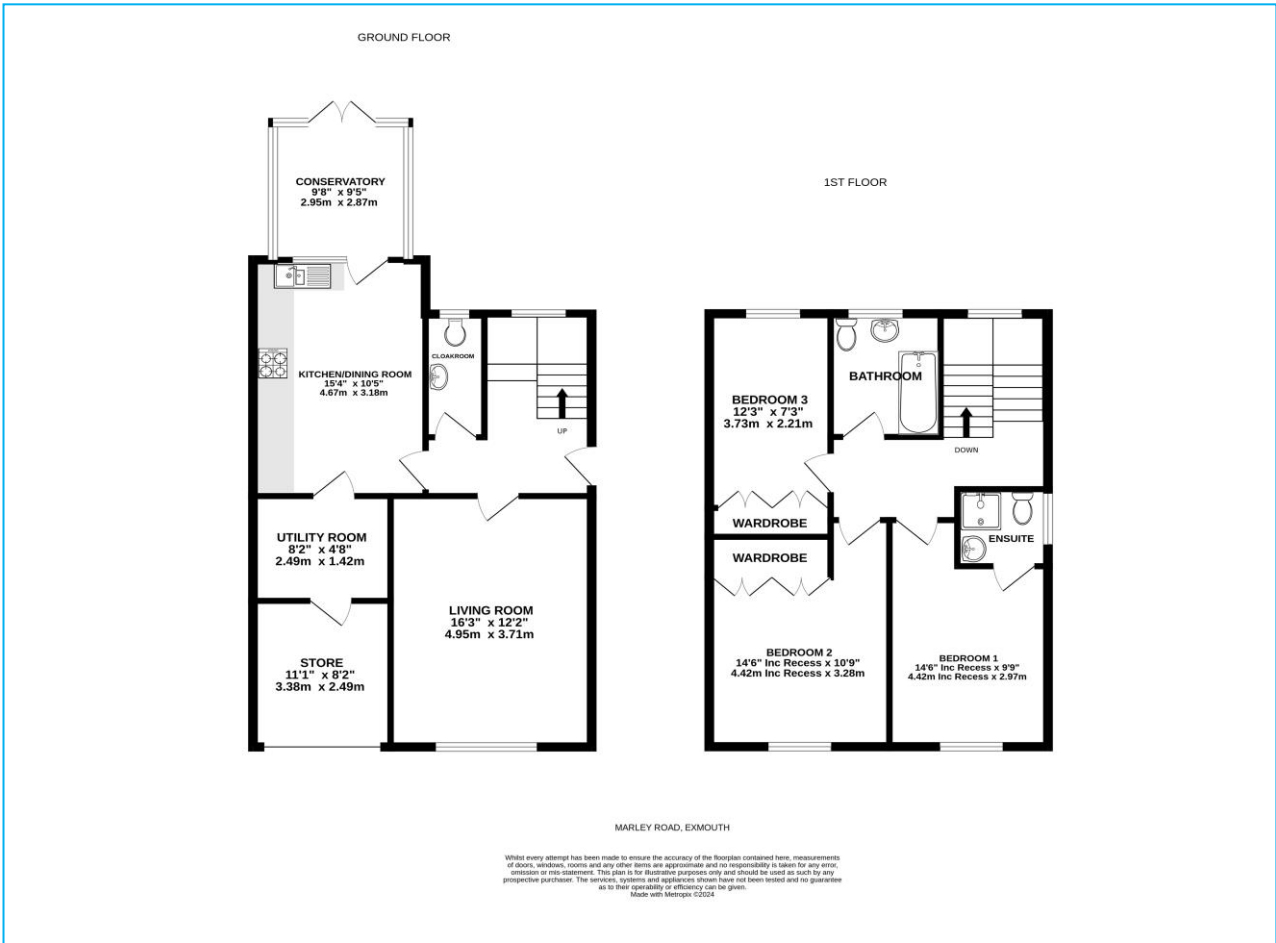
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Note**

These are draft particulars and are awaiting vendors verification

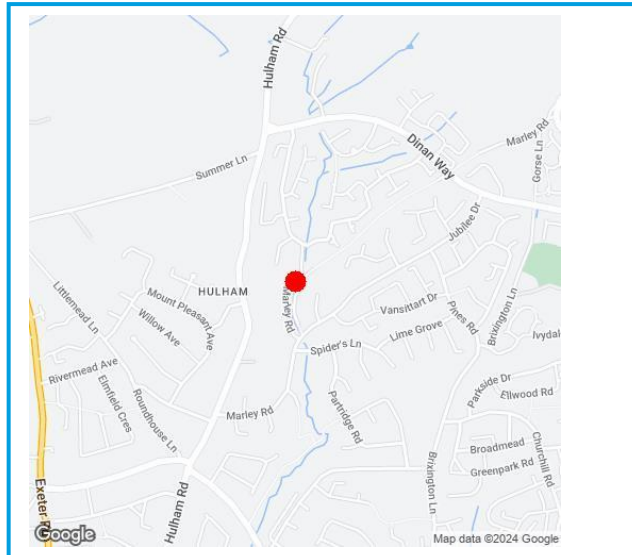




**Directions**

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left then right at the roundabouts passing the Train Station. proceed through 2 sets of traffic lights, then turn right into Hulham Road, signposted Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the second left, signposted Marley Road, bear right again where the property will be found on the left hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (27-39) <b>A</b> (21-27) <b>B</b> (15-21) <b>C</b> (9-15) <b>D</b> (3-9) <b>E</b> (1-3) <b>F</b> (1-2) <b>G</b> Not energy efficient - higher running costs	
73	85
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.