

**Guide Price £595,000**  
**Cotley, 174 Exeter Road, Exmouth, EX8 3DZ**



- A Most Attractive 4 Bedroom Period Semi Detached Family Home
- Wealth Of Character Features
- Bay Fronted Sitting Room & Separate Dining Room
- Modern Kitchen/Breakfast Room With Utility Area
- Bath/Shower Room/WC & Downstairs Cloakroom/WC
- Study/Office Leading Off Bedroom 4
- Glass Covered Veranda With Wisteria & Attractive Mature Gardens
- Block Paved Driveway Parking





## Ground Floor

Composite entrance door with outside courtesy light leading to:

### Vestibule

Original patterned quarry tile flooring. Feature stained glass inner door with matching side panels to:

### Entrance hall

A spacious hallway. Stairs rising to the first floor with ornate carved newel post. Radiator. Telephone point. Dado rail. Doors to:

### Cloakroom/WC

Feature secondary glazed stained glass window to the side. Close-coupled WC. Pedestal wash hand basin. Tiled splash back. Built-in cupboard under stairs with light.

### Sitting Room 19'3" (5.87m) Into Bay x 14'1" (4.29m)

A spacious principle reception room with double glazed bay window to the front. Fireplace with inset gas coal effect stove. Attractive surround and tiled hearth. Picture rail. Moulded ceiling cornice. Radiator. TV aerial point.

### Dining Room 14'11" (4.55m) x 13'1" (3.99m)

Twin full height double glazed windows to the front. Marble Fireplace surround with tiled hearth. Ornate moulded ceiling cornice. Radiator.

### Utility Area 11'4" (3.45m) x 4'10" (1.47m)

Sky light window. Window to the rear. Wall and base units. Opening through to:

### Kitchen/Breakfast Room 12'10" (3.91m) x 11'4" (3.45m)

Double glazed windows to the front and side. Fitted with a modern range of units comprising a single drainer stainless steel sink unit. Work top surfaces. Base cupboard and drawer units with matching eye level units over. Integrated double oven. Inset four ring gas hob. Chimney style cooker hood over. Integrated slim line dishwasher. Plumbing for washing machine. Radiator. Door to the rear garden.

## First Floor

### Landing

Approached via a staircase with impressive hand rails and ornate newel post. Feature stained glass window on the half landing. Cupboard housing Vaillant gas fired boiler supplying the domestic hot water and central heating. Stairs to the second floor with cupboard below. Moulded cornice. Dado rail. Doors to:

### Bedroom 1 14'2" (4.32m) x 13'2" (4.01m) Into Bay

Double glazed bay window to the front. Radiator. Moulded ceiling cornice.

### Bedroom 2 9'9" (2.97m) x 7'11" (2.41m)

Double glazed window to the front. Radiator.

### Bedroom 3 12'11" (3.94m) x 6'9" (2.06m) Plus Recess

Double glazed window to the front. Radiator.

### Bath/Shower Room/WC 10'7" (3.23m) x 6'10" (2.08m)

Double glazed window to the side. Suite comprising panelled bath with shower mixer tap. Separate quadrant shower cubicle with glazed shower screen and Triton shower. Storage cupboards with integrated wash hand basin and WC with concealed cistern. Wall mounted mirror with lighting over. Heated towel rail. Extractor fan.





## Second floor

### Bedroom 4 14'5" (4.39m) x 11'1" (3.38m)

Part sloping ceilings. Double glazed skylight window. Radiator. Built-in wardrobe/storage cupboard. Door to:

### Study 16'8" (5.08m) x 8'4" (2.54m)

Part sloping ceilings. Double glazed window to the front providing some Exe Estuary glimpses and views towards the town centre. Eaves storage space. Radiator. Low level built-in storage cupboards to one wall.

### Externally

The property is approached via a block paved driveway providing OFF ROAD PARKING which in turn gives access to the front entrance door and rear garden. A mature, well stocked flower and shrub border runs the length of the driveway and the property features a glass covered veranda with a mature Wisteria which wraps around the front and side of the property.

### Front Garden

Comprising of an area of lawn with attractive, mature, well stocked flower and shrub borders.

### Rear Garden

A paved area adjoins the rear of the main property and a pathway leads through to an attractive area of enclosed garden which is laid mainly to lawn with attractive mature flower and shrub borders stocked with an array of flowering and climbing shrubs and herbaceous plants. Green house. Outside water tap.

### Garden Shed/Workshop 15'8" (4.78m) x 7'10" (2.39m)

Timber construction. Power and light.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band D

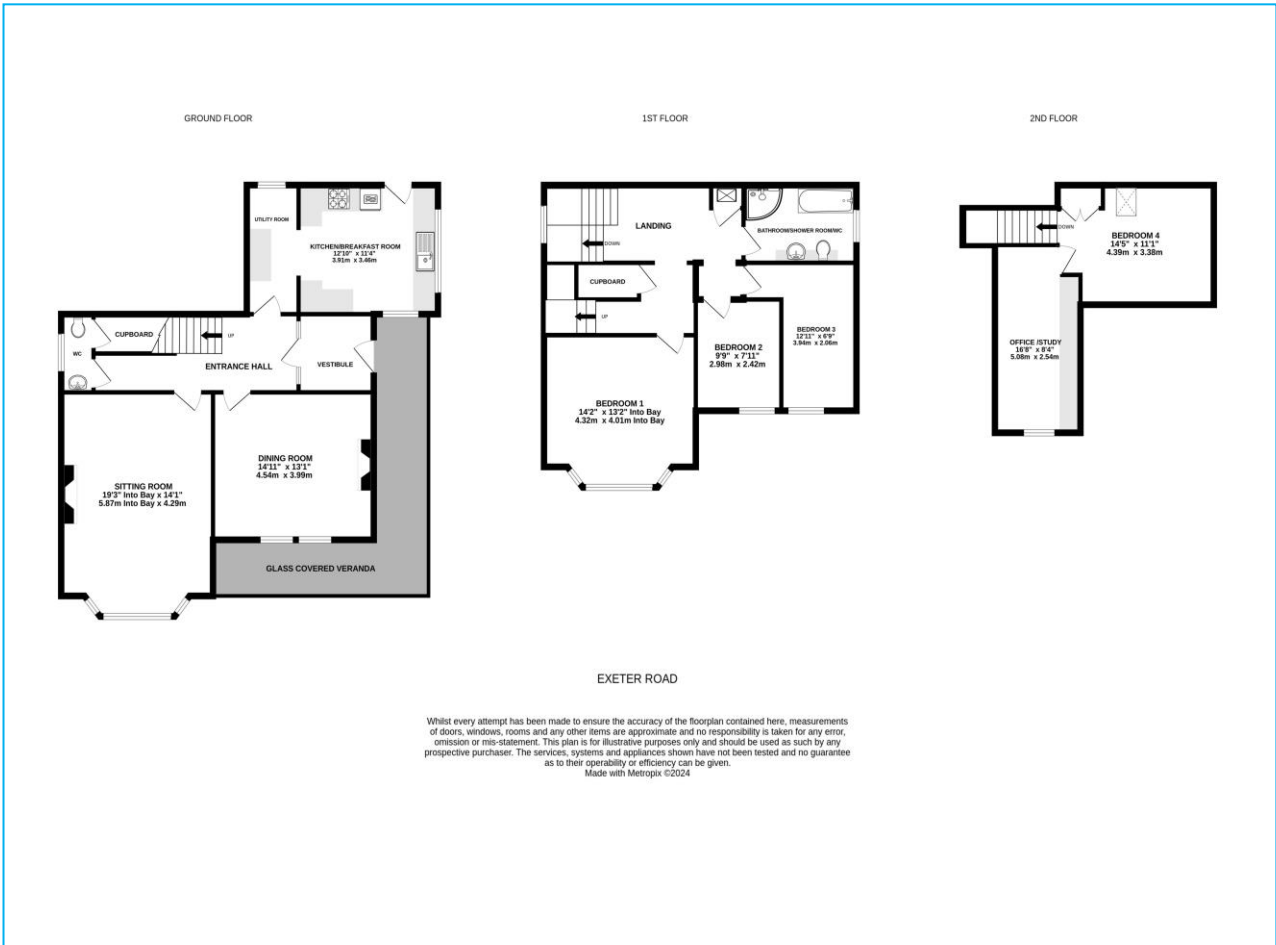
### Mortgage Assistance

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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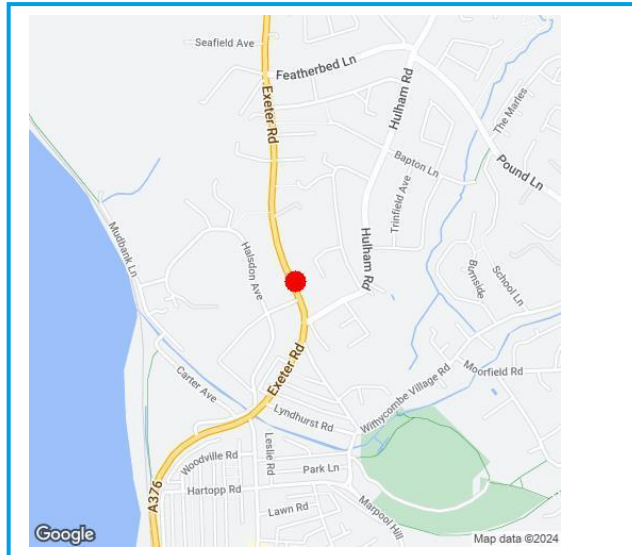




**Directions**

From our prominent town centre office proceed down Rolle Street and head out of Exmouth along Marine Way and onto Exeter Road. The property will be found on the right hand side a short distance after the major traffic lights at the bottom of Hulham Road. The property will be identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-58) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	78
EU Directive 2002/91/EC		



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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.