

Guide Price £470,000
Hollydean, Marley Road, Exmouth, EX8 5DR



- Immaculate & Spacious Detached House • Gas Central Heating & Double Glazing
- Cloakroom / WC, Living Room With Rear Garden Access • Modern Fitted Kitchen / Dining Room, Utility Room • 3 Double Bedrooms • Master En - Suite Shower Room & Family Bathroom
- Garage, Brick Paved Driveway • Good Sized Rear Garden



Accommodation

Ground Floor

Step down to uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed window side. Tilled flooring. Main front entrance door leading to:

Entrance Hall

Staircase rising to first floor and descending to lower ground floor. Radiator. Smoke alarm. Laminate flooring. Doors leading to kitchen / dining room and:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and vanity wash hand basin. Heated towel rail. Wall mounted electric trip switch fuse box.

Kitchen / Dining Room 17'7" (5.36m) x 11'11" (3.63m)

Dual aspects having uPVC double glazed windows to front and side. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces, matching up stands and tiled splashback's. Stainless steel one and a half bowl sink with mixer tap and Granite drainer. Built - in 4 ring Neff induction hob with filter hood above and eye level electric oven and microwave opposite. Integrated dishwasher and fridge. Radiator. Wall mounted, gas fired, Combi boiler that supplies the central heating and domestic hot water.



Lower Ground Floor

Hall

Useful under stairs storage cupboard. Laminate flooring. Doors leading to utility room and:

Living Room 18'9" (5.72m) x 11'11" (3.63m)

uPVC double glazed French doors leading to rear garden. Focal point of fitted coal effect gas fire, within a fireplace surround having a marble back and hearth with a wooden mantle and surround. 3 radiators.



Utility Room 9'10" (3m) x 7'9" (2.36m)

Obscure uPVC double glazed external door leading to rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Heated towel rail.

First Floor

Half Landing

Staircase rising to first floor landing. Doors leading to garage and:

Bedroom 1 13'1" (3.99m) x 11'10" (3.61m)

uPVC double glazed window to rear. Fitted double wardrobe. Radiator. Useful walk - in wardrobe with hanging rails and shelving. Door leading to:



En - Suite

Obscure uPVC double glazed window side. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit over, including Rainfall water head, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan.



Landing

Access to insulated loft space. Useful shelved storage cupboard. Doors leading to:

Bedroom 2 11'8" (3.56m) x 9'7" (2.92m)

uPVC double glazed window to front. Radiator.

Bedroom 3 12'1" (3.68m) x 8'9" (2.67m)

uPVC double glazed window to front. Built - in shelved storage cupboard. Radiator.

Bathroom

Obscure uPVC double glazed window side. White suite of corner bath with mixer tap and shower attachment, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Laminate flooring. Heated towel rail. Extractor fan.

Externally

To the front of the property is a good sized brick paved off parking area providing driveway parking for 2 to 3 motor vehicles, this then leads to the garage and steps down to the front entrance door.

Garage

upper door to front. UPVC double glaze window to rear. Power and light connected. Subject to gaining the correct planning permissions, this room could be converted to provide further living accommodation if required.

Rear Garden

A feature of this property is the good sized and enclosed garden, which has a patio area immediately adjacent to the property, with large decking area to the rear of the garden, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with raised shrubs. Outside water tap. Outside lighting. Timber panels fenced boundaries. 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 E

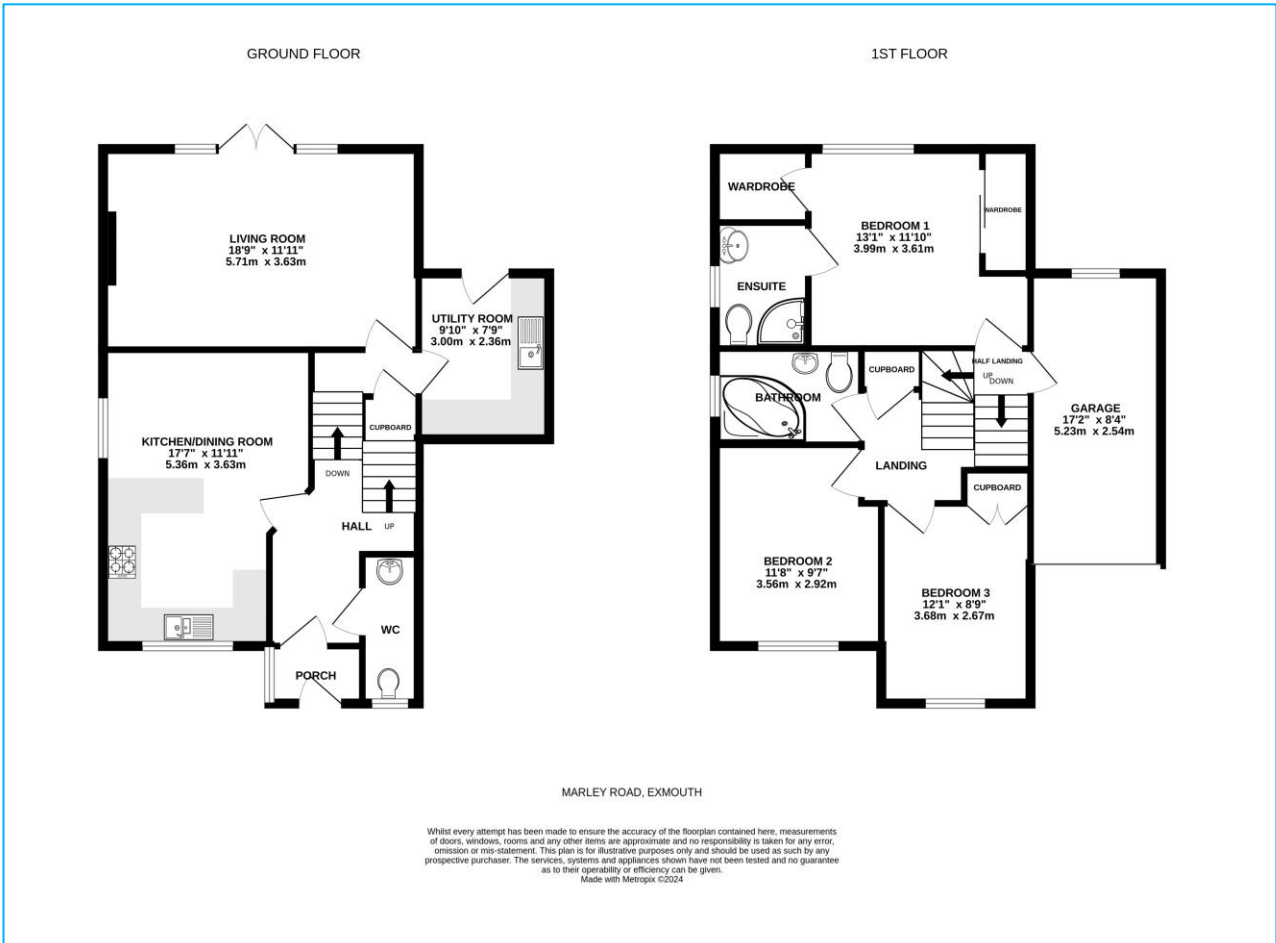
Mortgage Assistance

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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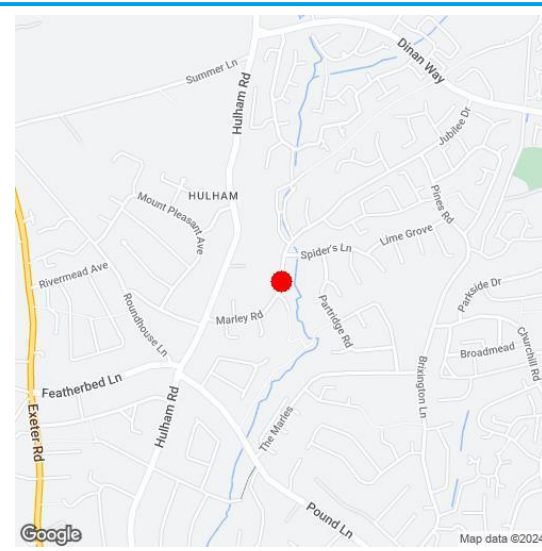


Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and then right at the roundabouts, passing Exmouth Train Station. After 2 sets of traffic lights turn right onto Hulham Road signposted to Ottery St Mary. Proceed over the mini roundabout and then turn right onto Marley Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
(27-39) A Most energy efficient - lower running costs	
(40-49) B	
(50-59) C	
(60-69) D	
(70-79) E	
(80-89) F	
(90-100) G Not energy efficient - higher running costs	
78	88
EU Directive 2002/91/EC	

England & Wales



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.