

Guide Price £725,000
Orchard Cottage, Summer Lane, Exmouth, EX8 5BD



- Detached House With Southerly Facing Rear Garden • Gas Central Heating & uPVC Double Glazing • Ground Floor Shower Room / WC, 29' Living / Dining Room • Modern Fitted Kitchen / Breakfast Room, Utility Room
- 4 First Floor Double Bedrooms, 2 En - Suites & Bathroom • Sea, Coastline, Exe Estuary & Haldon Hill Views from Rear • Double garage, Ample Parking, Mature Gardens & Grounds
- Next Door To National Trust Property A la Ronde



Accommodation

Ground Floor

Step up to composite front entrance door, beneath pillared storm porch, with outside lighting leading to:

Entrance Porch

uPVC double glazed windows to front side. Tiled flooring. Door leading to:

Entrance Hall

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

Shower Room

UPVC double glazed window to side with views of the XT and Holden Hills. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit, low-level WC and wash hand basin. Splashback to wall. Heated towel rail

Living / Dining Room 28'9" (8.76m) Max x 11'10" (3.61m) Max

Lounge 13'5" (4.09m) x 11'10" (3.61m)

Dual aspect having uPVC double glazed sliding patio doors leading to rear garden and 2 windows to side. Focal point of Stone fireplace with a cast iron log burner. Radiator. Open arch leading to:

Dining Area 14'11" (4.55m) x 10'11" (3.33m)

uPVC double glazed sliding patio doors leading to rear garden. Radiator.

Kitchen / Breakfast Room 11'11" (3.63m) x 9'9" (2.97m)

Window to front. Modern fitted cupboard and drawer storage units with roll edged surfaces and matching up stands. Stainless steel 1 1/2 bowl sink with single drainer unit and mixer tap. The Range style cooker in situ is included in the sale with filter hood above. Space and plumbing for dishwasher. Radiator. Inset ceiling lights. Archway leading to:

Side Lobby

Window to front. Cupboard storage units with work surface over. Door leading to:

Rear Lobby

uPVC double glazed external door leading to rear garden. Good range of cupboard storage units. Radiator. Tiled flooring. Door leading to:

Utility Room

uPVC double glazed window to rear. Cupboard storage units with roll edged work surface above. Stainless steel single sink and drainer unit. Work bench. Space and plumbing for washing machine. Further space for appliances. Open to double garage.

First Floor

Landing

Window to front. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Further useful shelved storage cupboard. Access to insulated and part boarded loft space via trap door with ladder. Doors leading to the inner landing, bathroom, bedroom 2 and:

Bedroom 1 13'5" (4.09m) x 11'10" (3.61m)

Dual aspect having window to rear that gains Sea and South Devon coastline views and 2 windows to side that gain Exe Estuary and Haldon Hill views. 2 built - in double wardrobes. A range of fitted chests of drawers the length of the wall. Radiator. Door leading to:

En - Suite

Window to side gaining Exe Estuary and Haldon Hill views. White suite of low - level WC, pedestal wash hand basin and bidet. Radiator. Tiled splashback's

Bedroom 2 12'10" (3.91m) x 9'8" (2.95m) Plus Recess

Window to rear gaining Exe Estuary and Haldon Hill views. Built-in double wardrobe. Radiator.





Bathroom

Window to front that gains views over surrounding countryside. White suite of panelled bath, low level WC and pedestal wash hand basin. Tiled splashback's to dado height. Useful linen storage cupboard. Radiator.

Inner Landing

Doors leading to:

Bedroom 3 20'4" (6.2m) x 10'0" (3.05m)

2 windows to rear gaining views of the Exe Estuary and A la Ronde Gardens. Radiator.

Bedroom 4 16'1" (4.9m) x 11'6" (3.51m)

Window to front gaining views over the surrounding countryside. Part sloped ceilings. Radiator. Arch leading to:

En - Suite

Window to side. White suite of double shower cubicle with electric shower unit and splashback's to ceiling height. Pedestal wash hand basin. Heated towel rail. Shaver light and socket.

Externally

To the front of the property a driveway provides off parking for several motor vehicles which leads to the double garage. The Front Gardens are then laid to lawn with a Rockery shrub and herbaceous beds and borders that provide interest and colour. Boundaries consist of timber panel fencing, rendered wall and hedging. Outside lighting.

Double Garage 16'0" (4.88m) x 15'8" (4.78m)

Electrically operated roll up and over door front. Wall mounted electric trip switch fuse box. Electric meter. Power and light connected.

Rear Garden

A feature of this property are the Southerly facing good sized, enclosed and private garden. There is a patio area immediately adjacent to the property with a further paved patio area beneath an Arbour, both providing ideal spaces for outdoor dining and sitting during the fine weather. The remainder is then laid mainly to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour with various mature and specimen trees. Timber panelled fenced boundaries. Productive vegetable patch. Timber garden shed. Outside water tap. Front pedestrian access to either side of the property. Rear pedestrian access to Littlemead Lane via timber garden gate. Ornate fishpond. Electrically operated awnings over sliding patio doors in reception room. Outside lighting.

Garden Room

8'5" (2.57m) x 8'1" (2.46m)

uPVC double glazed windows to rear and side. uPVC double glazed external door leading to rear garden.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band E. Owned Solar panels.

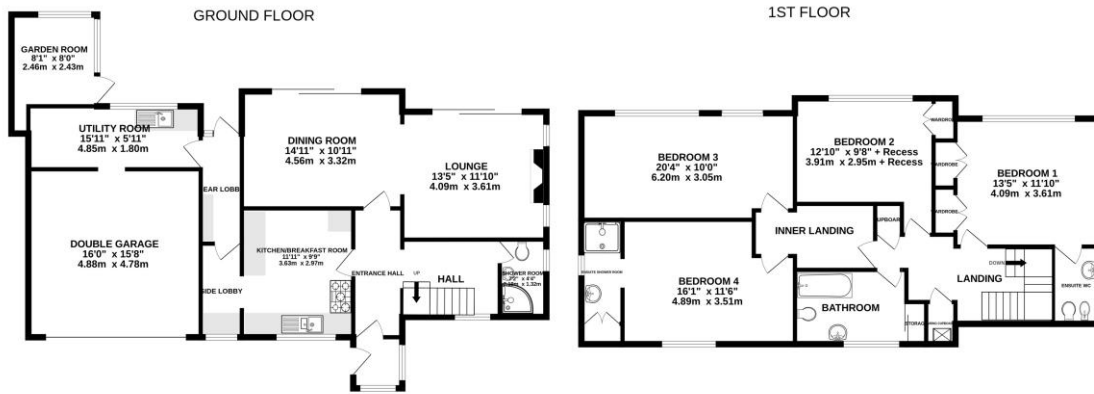
Mortgage Assistance

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)





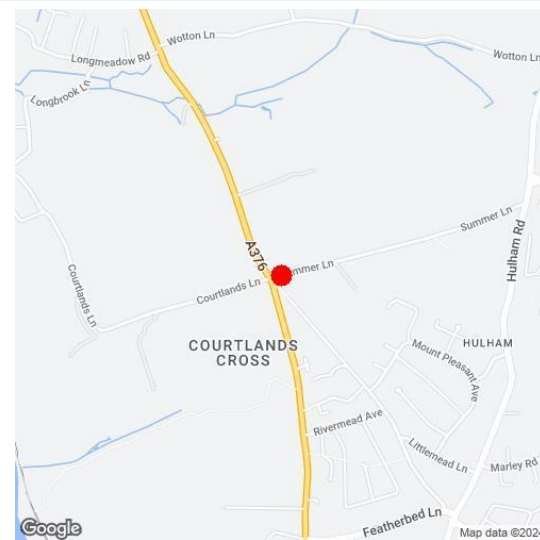
SUMMER LANE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, Turn left and then right at the roundabouts, into Marine Way and passing the Train Station, proceed through 2 sets of traffic lights, and stay on Exeter Road. On the Exmouth / Lypstone boundary, turn right onto Summer lane where the property will be found immediately on the right hand side, clearly identified by our For Sale sign

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	83



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: 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.