

01395 222350

**LINKS**  
ESTATE AGENTS

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

**Guide Price £550,000**  
**8 Maer Vale, Exmouth, EX8 2DX**



- Detached Bungalow In Sought After Cul-De-Sac • Modernisation Now Required • Gas Central Heating & Double Glazing • Sitting Room, Dining Room & Sun Room • Kitchen / Breakfast Room With Pantry • 2 Double Bedrooms, Shower Room / WC & Further Cloakroom • Potential Loft Conversion (STP) • Large, Southerly Facing Gardens, Garage, Driveway - NO ONWARD CHAIN





## Accommodation

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

### Entrance Hall

Wood flooring. Radiator. Access to boarded loft space, via trapdoor with ladder that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Smoke alarm. Wall mounted central heating thermostat. Doors leading to:

### Sitting Room 17'11" (5.46m) x 16'4" (4.98m) Plus Recess

Dual aspect having uPVC double glazed windows to side and uPVC double glazed window to rear overlooking the rear garden. Fitted gas fire within a stone fireplace surround. 2 radiators. Door leading to sun room.

### Sun Room 18'4" (5.59m) x 6'0" (1.83m)

uPVC double glazed windows and French doors to rear overlooking the rear garden. Useful storage shed which also has a uPVC double glazed window to rear.

### Dining Room 11'10" (3.61m) x 10'10" (3.3m)

Window to rear overlooking sun room. Radiator. Obscure glazed window to hallway.

### Kitchen / Breakfast Room 14'2" (4.32m) x 12'8" (3.86m)

Dual aspect having uPVC double glazed window to side and uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and double drainer unit with mixer tap. The gas cooker in situ is included in the sale. Space and plumbing for washing machine. Radiator. Range of fitted storage cupboards to one wall. Useful walk -in pantry with obscure uPVC double glazed window to front. Door leading to:

### Rear Porch

uPVC double glazed windows to front, side and rear and uPVC double glazed external door to front. Wall mounted electric trip switch fuse box. Controls for solar panels.

### Bedroom 1 11'11" (3.63m) x 10'11" (3.33m)

uPVC double glazed window to side. Built - in double wardrobe. Radiator. Door leading to sun room.

### Bedroom 2 11'0" (3.35m) x 11'0" (3.35m)

uPVC double glazed window to side. Built - in double wardrobe. Wall mounted wash hand basin. Radiator.

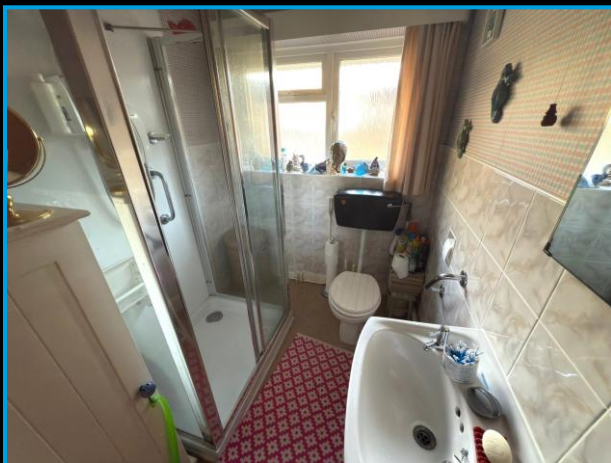
### Shower Room

Obscure uPVC double glazed window to front. White suite comprising shower cubicle with electric shower unit, low - level WC and pedestal wash hand basin. Tiled splashback's. Wall mounted electric heater.

### Cloakroom

Obscure uPVC double glazed window to front. White suite of low- level WC and wall mounted wash hand basin. Tiled splashback's





## First Floor

### Loft Space

Extensively boarded. Cupboard with hanging rail. Doors leading to loft room and door to remaining loft storage space, which could be converted into further living accommodation (subject to usual planning consents)

### Loft Room 15'8" (4.78m) x 10'9" (3.28m)

uPVC double glazed window side. Fitted double wardrobe. Wall mounted wash hand basin. Radiator.

### Externally

The property is approached via the driveway that provides ample off road parking for several motor vehicles, with the remainder of the gardens being planted to provide year around interest and colour. The gardens then continue around the side of the property. Access to:

### Garage 20'3" (6.17m) x 10'1" (3.07m)

Up and over door to front. Obscure uPVC double glazed window to side. Personal door leading to front of property. Gas meter. Power and light connected.

### Gardens

A feature of this property are the large, landscaped, level and private gardens that face in a Southerly direction. There is a patio area immediately adjacent to the property being ideal for front door dining and sitting during the fine weather. The remainder of the Gardens are then laid to lawn with various shrub and herbaceous beds and borders that provide year round interest and colour. Mixture of hedge, timber panel fence and brick wall boundaries. Timber garden shed to rear of garden. Front pedestrian access to either side of property. Outside access to boiler cupboard with the gas fired boiler.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band E. We understand the solar panels are leased and that contract will transfer to the new owner.

### 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 The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### Agents Note

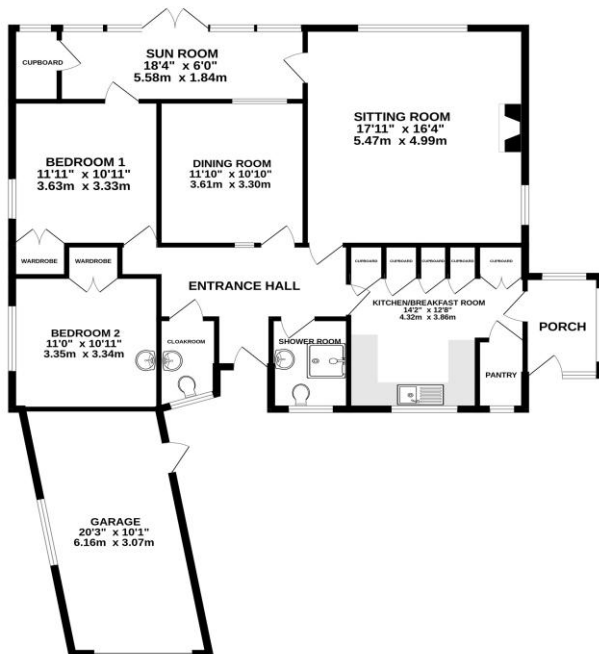
These are draft particulars and are awaiting vendors verification

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GROUND FLOOR

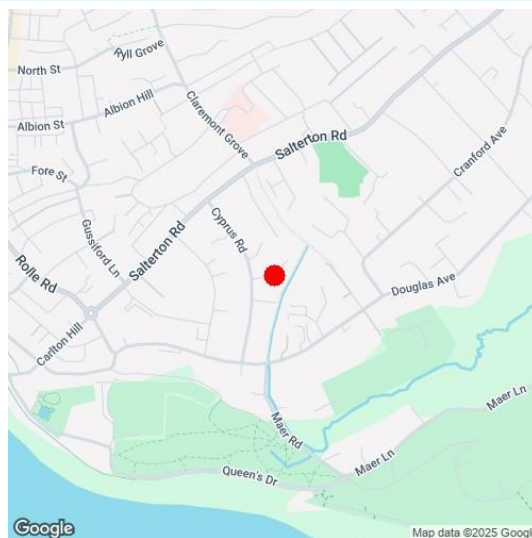


MAER VALE, EXMOUTH

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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

From our prominent Town Centre office, head left along Rolle Street and continue into Rolle Road. At the roundabout head straight across into Douglas Avenue and follow the road around the bend. Continue along and take the 3rd left hand turning into Cyprus Road and then a right hand turning into Maer Vale. The property will be found on the right hand side.



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.

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