

**Guide Price £350,000**  
**41 Ryll Grove, Exmouth, EX8 1TT**



- Immaculate & Spacious 3 Bedroom House • Gas Central Heating & Double Glazing
- Sitting Room, Dining Room & Kitchen • 2 First Floor Bedrooms • Bathroom Having Bath & Separate Shower Cubicle • Second Floor Bedroom With Estuary Views & En - Suite
- Courtyard Garden Incorporating Off Road Parking To Rear • Handy For Town Centre, Parks & Schools





## Accommodation

### Ground Floor

uPVC double glazed front entrance door leading to:

#### Entrance Porch

Tiled flooring. Dado rail. Half glazed door leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Picture rail. Smoke alarm. Wooden flooring. Doors leading to dining room and:

#### Sitting Room 14'1" (4.29m) Into Bay x 11'6" (3.51m)

Walk - in uPVC double glazed bay window to front. Focal point fitted coal effect gas fire within a marble fireplace surround. Radiator. Picture rail. Wooden flooring.

#### Dining Room 12'0" (3.66m) x 11'2" (3.4m)

uPVC double glazed window to rear. Radiator. Picture rail. Wooden flooring. Door leading to:

#### Kitchen 13'2" (4.01m) x 7'10" (2.39m)

Dual aspect having uPVC double glazed window to rear, side and obscure uPVC double glazed external door to side leading to rear garden. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. 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. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc. Heated towel rail. Wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water. Useful under stairs storage cupboard that also has the gas meter, electric meter and trip switch fuse box. Tiled flooring.

### First Floor

#### Half Landing

uPVC double glazed window to side. Stairs rising to main landing. Doors leading to storeroom and bathroom. Access to insulated loft storage space via trap door with ladder.

#### Landing

Staircase rising to second floor. Smoke alarm. Picture rail. Doors leading to:

#### Bedroom 1 15'0" (4.57m) x 14'1" (4.29m) Into Bay

Walk - in uPVC double glazed bay window to front and further uPVC double glazed window to front, both having wooden window shutters. Radiator. Picture rail.

#### Bedroom 2 11'3" (3.43m) x 9'5" (2.87m)

uPVC double glazed window to rear. Radiator. Picture. Smoke alarm.

#### Bathroom

Obscure uPVC double glazed window to rear. 4 piece white suite of panelled bath, corner shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights.

#### Store Room

Obscure uPVC double glazed window to side. Power and light connected.



## Second Floor

### Landing

uPVC double glaze window to rear gaining views of the Exe Estuary and Haldon Hills. Smoke alarm. Door leading to:

### Bedroom 3 19'3" (5.87m) x 10'7" (3.23m)

Dual aspect having uPVC double glazed picture window to rear gaining those lovely Exe Estuary and Haldon Hill views, Velux window to front. Radiator. Inset ceiling lights. Useful eaves storage space. Wall mounted thermostat for under floor heating to:

### En - Suite

Modern fitted white suite of shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and wall mounted wash hand basin. Velux window to front. Tiled flooring with under floor heating. Heated towel rail. Extractor fan.

### Externally

There is a level, enclosed and easy to maintain Front Garden which is laid to shingle with a Flagstone pathway leading to the front entrance door. Low rendered wall boundaries.

### Rear Garden

To the rear is an enclosed and easy to maintain garden which is laid to decking being ideal for outdoor dining and sitting during the fine weather. Outside water tap. Decking lighting. EV Power Point. Wall boundaries.

### Parking

To the rear of the garden is a brick paved off road parking area for one vehicle with access gained by an electrically operated roll up and over door.

### Tenure

The property is FREEHOLD

### Services

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

### 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

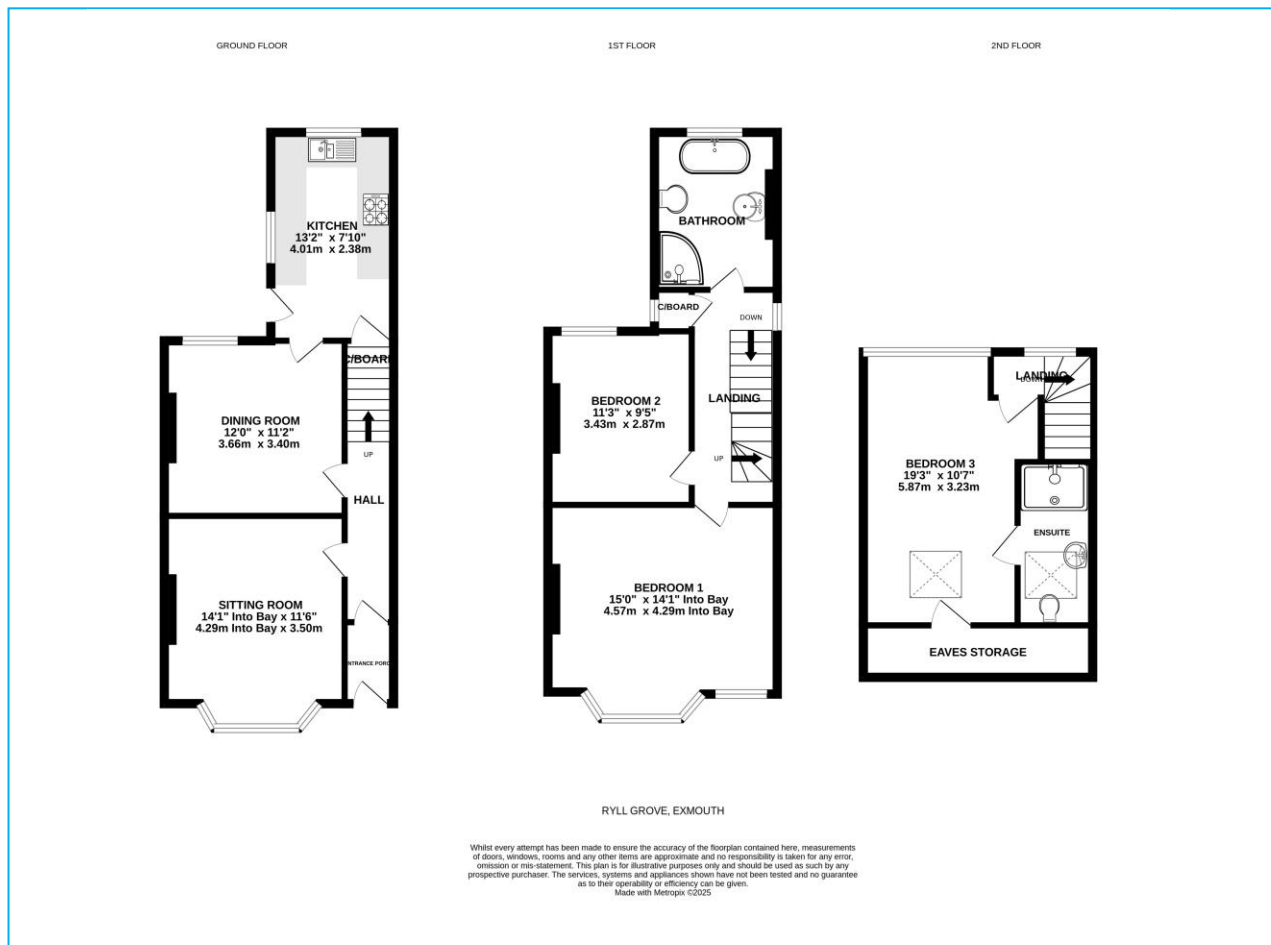
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

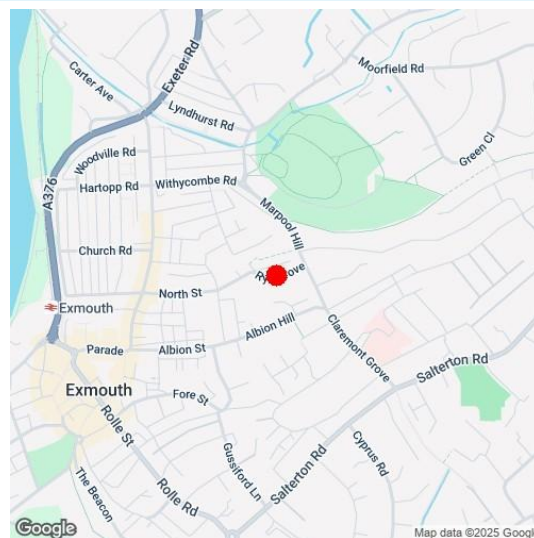
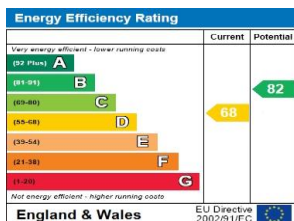
These are draft particulars and are awaiting vendors verification





### Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand, and turn right into The Parade. Continue into Exeter Road turning right into North Street, just past The Library. Proceed over the crossroads into Ryll Grove where the property will be found, on the left hand side, clearly identified by our For Sale sign



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.