



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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81 Ivydale, Exmouth, EX8 4TA

GUIDE PRICE

£485,000

TENURE Freehold



**An Impressive Detached Four Bedroom Home Located In A Desirable Area With Estuary Views, Close To Amenities With Double Width Drive, Garage And Landscaped Rear Garden**

Ground Floor Cloakroom/Wc \* Lounge \* Dining Room \* Double Glazed Conservatory \* Kitchen/Breakfast Room \* Utility Room \* Four First Floor Bedrooms \* En-Suite Shower Room/Wc \* Stylish Refitted Bathroom Suite  
Super Family Home \* Viewing Recommended

## 81 Ivydale, Exmouth, EX8 4TA

**THE ACCOMMODATION COMPRISES:** Open pillared entrance with porch and courtesy light, glazed panelled front door giving access to:

**RECEPTION HALL:** Stylish upright radiator, staircase rising to first floor landing.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal hand basin with splashback, WC with push button flush, heated towel rail, double glazed window with patterned glass.

**LOUNGE:** 4.72m x 3.1m (15'6" x 10'2") measurement into double glazed bay window overlooking the front aspect, gaining views to the estuary and coastline beyond, TV point, upright radiator, opening to:

**DINING ROOM:** 3.45m x 2.62m (11'4" x 8'7") Radiator housed in feature radiator cover, sliding patio doors to:

**CONSERVATORY:** 3.35m x 2.95m (11'0" x 9'8") A fine addition to the accommodation with radiator, windows, double glazed double doors opening onto the rear garden.

**KITCHEN/BREAKFAST ROOM:** 4.01m maximum x 3.81m (13'2" x 12'6") Fitted range of patterned work surfaces, tiled surrounds, cupboards and drawer units beneath worktops, inset one and a half bowl single drainer sink unit with mixer tap, four ring gas hob with extractor hood over, wall mounted cupboards, built-in oven and grill with cupboards above and below, space for upright fridge/freezer, radiator, double glazed window overlooking the rear garden.

**UTILITY ROOM:** 2.87m x 1.27m (9'5" x 4'2") Work surfaces with inset single sink unit with plumbing for automatic washing machine, tumble dryer space, tiled surrounds, wall mounted Vaillant gas boiler for central heating and hot water, radiator, double glazed window to rear garden and part glazed door giving access to outside.

**FIRST FLOOR LANDING:** Access via loft ladder to roof space. Linen cupboard with slatted shelving.

**BEDROOM 1:** 4.06m x 3.96m (13'4" x 13'0") maximum overall measurement. Built-in range of wardrobes, radiator, TV point, double glazed window to rear aspect.

**EN-SUITE SHOWER ROOM/WC:** Fitted with shower cubicle, Mira shower unit, shower splash screen, wash hand basin set in display surface with cupboard and WC beneath, tiled surround, fitted wall mirror, radiator, ceiling extractor fan, double glazed window with patterned glass.

**BEDROOM 2:** 3.07m x 2.92m (10'1" x 9'7") plus wardrobe recess. TV point, radiator, double glazed window to front aspect giving excellent views across the town to the estuary and coastline in the distance.

**BEDROOM 3:** 3m x 2.67m (9'10" x 8'9") Radiator, double glazed window to rear aspect.

**BEDROOM 4:** 2.41m x 2.26m (7'11" x 7'5") Wall mounted cupboards, radiator, double glazed window to front aspect gaining excellent views to the estuary and coastline beyond.

**BATHROOM/WC:** 2.69m x 1.98m (8'10" x 6'6") Stylishly refitted comprising bath with shower attachment, fixed rainfall shower head hose, detachable shower head hose, shower splash screen, splash screen walls, contemporary style wash hand basin with mixer tap and cupboards beneath, fitted mirror with integrated light, matching splashback wall, WC with concealed cistern with push button flush with display surface over, upright heated towel rail, ceiling extractor fan, plinth lighting. double glazed window with patterned glass.

**OUTSIDE:** The property enjoys a double width driveway leading to a single GARAGE with lawned front and side garden. A wooden side gate and patio pathway, outside cold water tap, leading through to the rear garden. The rear garden is fully enclosed, attractively landscaped, comprising of patio sun terrace area, level lawned garden with raised decked sun terrace areas with child's timber play house. On the patio sun terrace there is a hot tub (which is available subject to separate negotiation), outside power sockets.

**GARAGE:** With up and over door, power and light connected.

### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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