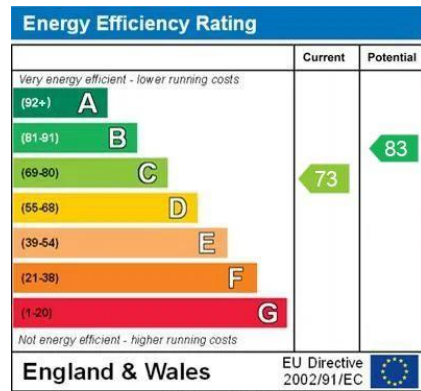




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93 Ivydale, Exmouth, EX8 4TA

GUIDE PRICE

£485,000

TENURE Freehold



Well Presented Detached Family Home With Estuary And Coastline Views, Attractive Secluded Rear Garden, Block Paved Driveway And Garage.

Favoured Quiet Location Close To Amenities * Ground Floor Cloakroom/WC * Good Size Lounge * Open Plan Modern Kitchen/Breakfast/Dining Room * Utility Room * Conservatory * Four First Floor Bedrooms (Main Bedroom With En-Suite Shower Room/WC) * Modern Family Bathroom Suite * Gas Central Heating And Double Glazed Windows
Super Family Home

93 Ivydale, Exmouth, EX8 4TA

THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: Courtesy light; composite front door giving access to:

RECEPTION HALL: Wood effect vinyl flooring; radiator; Upvc double glazed window to side aspect; electric consumer unit; stairs rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: 1.93m x 1.22m (6'4" x 4'0") Fitted with vanity style wash hand basin; WC with puh button flush; splash walling; radiator; wood effect flooring.

LOUNGE: 5.59m x 3.84m (18'4" x 12'7") A most spacious room with measurement excluding the Upvc double glazed square bay window which overlooks the front aspect and enjoying estuary and coastline glimpses; stone fireplace with matching hearth housing living flame effect coal gas fire; two radiators; television point; two additional double glazed windows to side elevation; wood flooring; double doors to:

KITCHEN/DINING ROOM: 5.87m x 3.51m (19'3" x 11'6") An open plan room comprising of a range of patterned work surfaces with tiled surrounds extended to provide a good size breakfast bar area with cupboards, drawer units and integrated dishwasher beneath work surfaces; wall mounted cupboards with concealed lighting with one housing the Vaillant gas boiler for hot water and central heating; one and a half bowl single drainer sink unit with swan neck mixer tap; gas cooker point with stainless steel chimney style extractor hood over with light; space for upright fridge freezer; recessed ceiling spotlighting in kitchen area; ceiling spotlights in dining area; wood flooring throughout; Upvc double glazed window to rear garden and Upvc double glazed double doors opening onto the CONSERVATORY; radiator.

UTILITY ROOM: 2.74m x 1.98m (9'0" x 6'6") Patterned work tops with cupboards; plumbing for automatic washing machine and tumble dryer beneath worktops; inset single drainer sink unit with mixer tap; tiled surrounds; wall mounted cupboards; ceiling spotlighting; radiator; wood flooring; Upvc double glazed window to rear garden; double glazed door giving access to the rear garden; door giving direct access to the GARAGE.

CONSERVATORY: 4.22m x 3.2m (13'10" x 10'6") A fine addition to the accommodation with recessed wall spotlighting; tiled flooring; Upvc double glazed tilt and turn windows and double doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM ONE: 3.99m x 3.33m (13'1" x 10'11") A good size main bedroom with Upvc double glazed window to front aspect and gaining excellent views across the town to the estuary and coastline in the distance; built in double wardrobe; radiator.

EN-SUITE SHOWER ROOM/WC: 1.75m x 1.65m (5'9" x 5'5") Fitted with corner shower cubicle with curved shower screen doors; vanity style wash hand basin; WC with push button flush; chrome heated towel rail; attractive tiling to splash prone areas; shaver socket; extractor fan; Upvc double glazed window with frosted glass.

BEDROOM TWO: 3.71m x 3.17m (12'2" x 10'5") Wood flooring; radiator; built in double wardrobe; Upvc double glazed window overlooking the rear garden.

BEDROOM THREE: 3m x 2.49m (9'10" x 8'2") Built in wardrobe over stairwell recess; radiator; television point; Upvc double glazed window to front aspect again gaining lovely views across the town to the estuary and coastline in the distance.

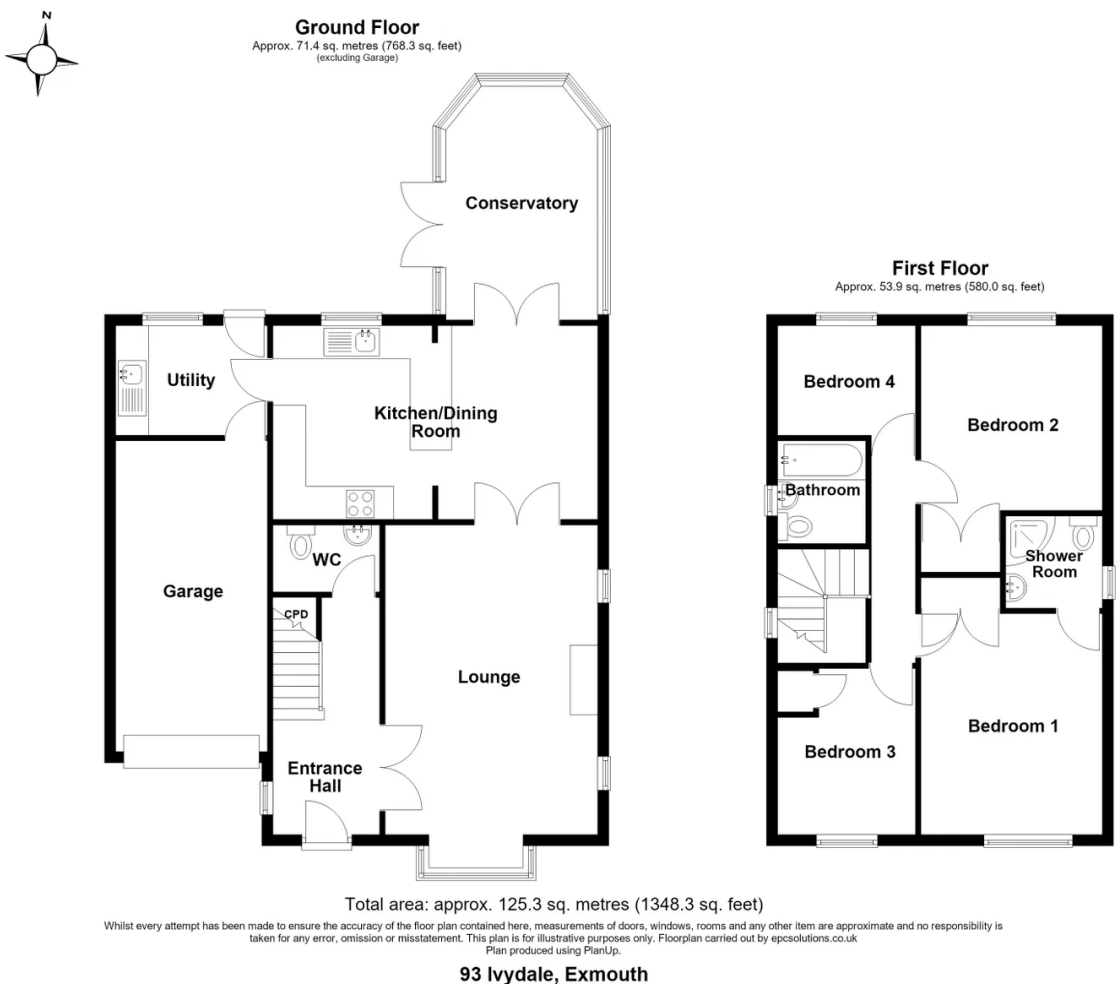
BEDROOM FOUR: 2.67m x 2.41m (8'9" x 7'11") into doorway recess. Radiator; Upvc double glazed window to rear aspect.

BATHROOM/WC: Fitted with modern suite comprising bath with Mira show unit over; shower curtain and rail; pedestal wash hand basin; WC with push button flush; attractive fully tiled walls; chrome heated towel rail; shaver socket; extractor fan; Upvc double glazed window with patterned glass.

OUTSIDE: A block paved driveway provides off road parking and side access to garage. The front garden is attractively planned with shrubs and plants with a few patio steps rising to the front door. A side gate and pathway gives access through to the rear garden which is a lovely feature of the property, fully enclosed by timber fencing and comprising of a block paved patio, lawned area of garden with circular patio area with patio stones and steps rising to a further level lawned area of garden with storage shed. The rear garden offers a high degree of privacy and seclusion backing onto Knapps Cross grounds.

GARAGE: Up and over door with boarded loft storage area and access to garage roof void, plumbing and lighting connected and door giving access into the property.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.