

Guide Price £925,000

The Beeches, 6 Mayfield Drive, Exmouth, EX8 2HD



- Immaculate 4 Bed Detached House In Prime Location • Good Sized & Flexible Living Accommodation
- Private Gardens, Predominantly Facing South • Gas Central Heating & Double Glazing • 4 Reception Rooms, Kitchen & Utility Room • 2 Ground Floor Bedrooms (1 Having En - Suite) • 2 First Floor Bedrooms, En - Suite & Family Bathroom • Garage, Ample Parking, Avenues Cul-De-Sac



Accommodation

Ground Floor

Steps lead up to composite front entrance door leading to:

Entrance Porch

uPVC double glazed windows to front. Wooden flooring. Obscure glazed door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wooden flooring. Under stairs storage cupboard. Doors leading to drawing room, study / bedroom 4, breakfast room and:

Cloakroom

Obscure glazed window to rear. White suite of low level WC and vanity wash hand basin.

Drawing Room 21'11" (6.68m) x 11'11" (3.63m)

uPVC double glazed window to front overlooking the lovely enclosed gardens, UPVC double glazed window to side. Window overlooking Sun room. Focal point of fitted coal effect gas fire within a Stone fireplace surround. Radiator. Door leading to:

Sun Room 15'7" (4.75m) x 11'9" (3.58m)

uPVC double glazed window to front and rear with uPVC double glazed sliding patio doors to side. Glazed ceiling lantern. Wall mounted electric convector heater.

Breakfast Room 9'11" (3.02m) x 9'4" (2.84m)

Radiator. Double doors leading to dining room arch leading to:

Kitchen 12'5" (3.78m) x 11'11" (3.63m)

Dual aspect having uPVC double glazed window to side and 2 uPVC double glazed windows to rear. Good range of cupboard and drawer storage units with Granite work surfaces and matching up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven and grill to side. Gas fired Aga for cooking but also supplies the hot water. Integrated dishwasher, fridge / freezer and wine cooler. Door leading to inner hallway and uPVC double glazed door leading to:

Utility Room 7'8" (2.34m) x 5'8" (1.73m)

uPVC double glazed external door to rear with uPVC double glazed window adjacent and UPVC double glazed window to side. Cupboard storage units with roll edged work surface. Stainless steel single sink and drainer unit with mixer tap. Tiled flooring. Useful shelved storage cupboard. Further walk - in storage cupboard that has the gas fired boiler that supplies the central heating.

Dining Room 20'10" (6.35m) x 12'3" (3.73m)

Triple aspect having uPVC double glazed sliding patio doors leading to front terrace and uPVC double glazed windows to either side. Focal point of coal effect gas fire within a fireplace surround having a marble back and hearth with a wooden mantle and surround. Radiator. Oak flooring, including fitted central rug.

Inner Hallway

Velux window to rear. Useful cloaks storage cupboard. Door leading to:

Bedroom 3 12'7" (3.84m) Max x 11'11" (3.63m) Plus Recess

Dual aspect having uPVC double glazed French doors leading to rear patio, uPVC double glazed window to side and uPVC double glazed sky lantern. Radiator. Laminate flooring. Door leading to:

En - Suite

Modern fitted white suite a double shower cubicle with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Fully tiled walls and floor. Wall mounted electric heater. Extractor fan.





Bedroom 4 / Study 11'4" (3.45m) x 9'11" (3.02m)

uPVC double glazed window to front. Radiator. Wooden flooring.

First Floor

Landing

uPVC double glazed window to rear. Radiator. Smoke alarm. Doors leading to 2 bedrooms and Family bathroom.

Bedroom 1 17'1" (5.21m) To Wardrobe x 11'11" (3.63m)

Dual aspect having uPVC double glazed window to front and 3 uPVC double glazed windows to side. Good range of fitted bedroom furniture to one wall. Radiator. Double doors leading to:

En - Suite

Obscure uPVC double glazed window to front. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Tiling to ceiling height by shower. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom 2 11'4" (3.45m) x 9'11" (3.02m)

Dual aspect having 2 uPVC double glazed windows to front and uPVC double glazed window to side. Built - in double wardrobe. Radiator.

Family Bathroom 9'11" (3.02m) x 7'5" (2.26m)

Dual aspect having obscure uPVC double glazed windows to rear and side. Four piece white suite of double corner shower cubicle with thermostatically controlled shower unit and fitted seat, roll top bath, concealed cistern WC and vanity wash hand basin. Tiled walls and floor. Heated towel rail. Line storage cupboard. Access to insulated and part boarded loft space via trap door with ladder.

Externally

A real feature of this property are the level, enclosed and private gardens with the majority facing in a Southerly direction. At the head of the Cul-De-Sac, the property is approached below the Arch of the Beech hedge perimeter, which leads to an extensive driveway providing ample off road parking for several motor vehicles, motorhomes, trailers etc.

Gardens

The landscaped Gardens are laid mainly to lawn and planted with various, mature shrub and herbaceous beds, borders, Specimen trees and Fruit Trees (Fig, Apple, Pear, Cherry) that provide year round interest and colour. To the front of the property is a raised patio area making an ideal space for outdoor dining and sitting during the fine weather. Rear pedestrian access to either side of the property, leading to the remainder of the gardens which then lead to further raised planted shrub and herbaceous beds, again, providing year round interest and colour. Further patio area to the rear of the garden. Outside power points. Outside lighting. Timber garden shed. Outside water tap. Timber panelled fence and hedge boundaries.

Garage 15'11" (4.85m) x 8'7" (2.62m)

Up and over door to front. Window to rear. Open to store shed with personal door to front.

Tenure

The property is FREEHOLD

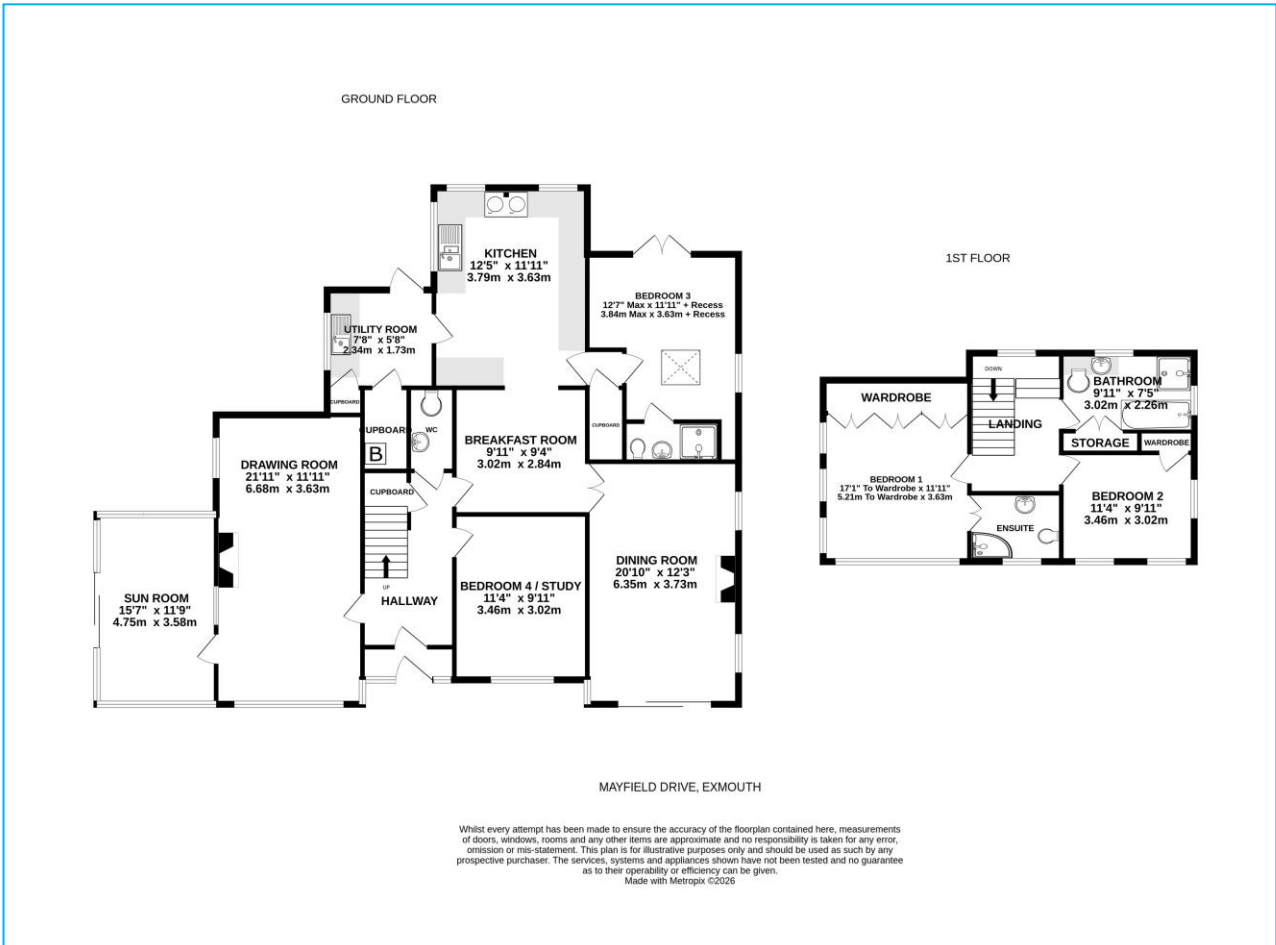
Services

All mains services are connected. Council Tax Band F

Agents Note

These are draft particulars and are awaiting vendors verification

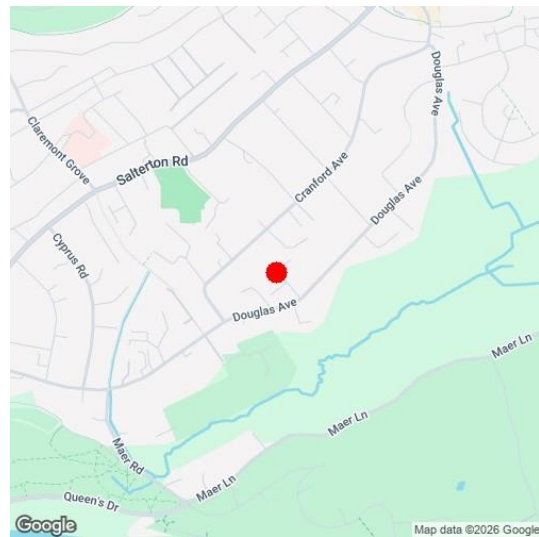




Directions

From our prominent Town Centre office, proceed up Rolle Street into Rolle Road and at the mini roundabout, proceed straight ahead towards The Deaf Academy, bearing left into Douglas Avenue. Continue along Douglas Avenue, passing Maer Road and the Devoncourt Hotel. After passing the Cranford Avenue turning on the left, take the next left turning into Mayfield Drive where the property will be found at the head of the Cul-De-Sac.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Most energy efficient - lower running costs | |
| (92-101) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 62 |
| (39-54) E | 72 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales E.U. Directive 2002/91/EC | |



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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.