

**Guide Price £625,000**

**28 Ryll Court Drive, Exmouth, EX8 2JP**



- Versatile 3 Bedroom Detached Property With Superb Estuary Views • Tucked Away In A Sought After Residential Location • Large Master Bedroom With Estuary Views And En-Suite Shower Room
  - Dual Aspect Lounge With Views • Modern Kitchen And Dining Room, Conservatory
- Modern Shower Room & Separate Cloakroom/WC • Ample Parking, Garage And Mature Gardens
  - NO ONWARD CHAIN





## Accommodation

### Ground Floor

Twin double glazed doors with courtesy light to:

### Porch

Glazed inner door to:

### Entrance Hall

Engineered wood flooring. Radiator. Stairs to first floor. Doors to:

### Cloakroom/WC

Double glazed window to the side. Close-coupled WC. Wash hand basin. Cupboard below. Tiled walls.

### Lounge 15'1" (4.6m) x 13'9" (4.19m)

Dual aspect with double glazed window to the side and large double glazed window to the rear providing superb views towards the River Exe Estuary and Haldon Hills beyond. Engineered wood flooring. Gas coal effect fire in attractive surround. TV aerial point. Telephone point. Radiator.

### Kitchen/Dining Room

#### Dining Room 9'8" (2.95m) x 8'4" (2.54m)

Radiator. Door to conservatory with side window. Opening to:

#### Kitchen 14'9" (4.5m) x 8'8" (2.64m)

Double glazed window to the rear and side. Range of base cupboard and drawer units. Eye level units over. One and a half bowl sink unit. Work top surfaces. Integrated Bosch double oven. Inset 4 ring gas hob. Chimney style cooker hood. The dishwasher, washing machine, fridge and tumble dryer in situ are included in the sale. Unit housing Worcester gas fired boiler supplying domestic hot water and central heating. Kick space heater. Double glazed door to the side.

#### Conservatory 16'8" (5.08m) x 6'11" (2.11m)

Double glazed with double glazed French doors to the front.

#### Bedroom 2 12'1" (3.68m) x 9'9" (2.97m)

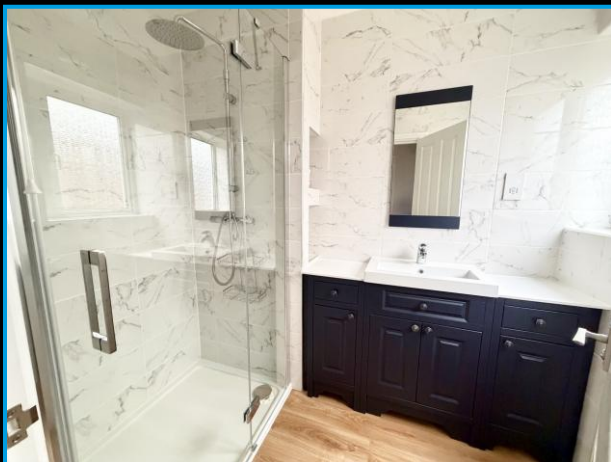
Double glazed window to the rear. Radiator. Built-in cupboard.

#### Bedroom 3 11'10" (3.61m) x 9'0" (2.74m) Plus Recess

Double glazed window to the front with superb views towards to River Exe Estuary and Haldon Hills beyond. Radiator.

### Shower Room

Double glazed window to the side. Glazed shower cubicle. Built-in shower with rainwater shower head and body spray. Vanity wash hand basin. Cupboard below. Wall-mounted mirror. Shaver point. Heated towel rail.



## First Floor

### Landing

Double glazed window to the rear. Door to:

### Bedroom 1 27'3" (8.31m) x 18'6" (5.64m)

maximum over all measurements. 2 double glazed windows to the front providing impressive views towards the River Exe Estuary and Haldon Hills beyond. Double glazed window to the rear. 2 Radiators. TV aerial point. Door to:

### En-Suite Shower Room/WC

Double glazed window to the rear. Built-in glazed shower cubicle with drying area. Built-in shower. Pedestal wash hand basin. Close-coupled WC. Tiled walls. Heated towel rail. Extractor fan. Built-in cupboard with small electric heater.

### Externally

The property is approached via a driveway off the end of Ryll Court Drive. A front parking area provides parking for several vehicles. Timber storage shed. Area of lawn with mature flower and shrub borders. Further lean-to shed located at the side of the property. Outside water tap and lighting. Pathway down the side of the property leading to the front door and gated access into the rear garden.

### Front Garden

Area of mature lawn with flower and shrub borders. Raised terrace area providing Exe Estuary views. Shallow steps and pathway with lighting leading to a gate with access from Albion Hill and leading to:

### Garage 16'2" (4.93m) x 8'5" (2.57m)

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band E

### Mortgage Assistance

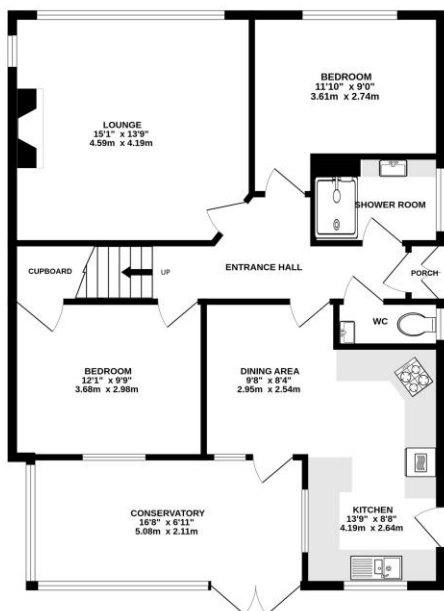
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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GROUND FLOOR



1ST FLOOR



RYLL COURT DRIVE

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 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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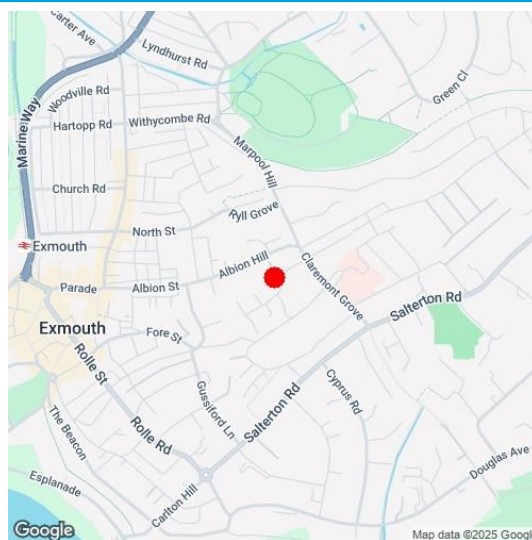
### Directions

From our prominent Town Centre office, proceed up Rolle Street, onto Rolle Road, turning left at the roundabout onto Salterton Road. At the traffic lights, turn left onto Claremont Grove. Take the third left into Ryll Court Drive where the property will be found down a shared driveway, at the end of the cul-de-sac, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

54

67



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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.