



23 Marpool Hill



STAGS

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Exmouth, Devon, EX8 2LJ

Exmouth Seafront, (1 mile), Exeter City Centre, (10 miles),
Budleigh Salterton, (4.5 miles)

A well presented three bedroom detached family home with useful annex, driveway parking, and a generous garden, ideally located close to Exmouth beach and the town centre.

- Three double bedrooms
- Beautifully landscaped garden
- Converted garage for use as a garden office or one bedroom annex
- Attractive views across the estuary
- Freehold
- Spacious living/dining room
- Family Bathroom
- Conveniently located close to Exmouth beach and the town centre
- Driveway parking
- Council Tax Band: D

Guide Price £475,000

SITUATION

Marpool Hill occupies a highly desirable position within one mile of Exmouth's stunning seafront, the popular marina with its array of highly rated restaurants and cafés, and the town centre's shops and amenities, including the leisure centre and cinema. Excellent transport links are available via the nearby train station, bus station and cycle path, as well as road connections to Exeter and beyond. The area is well served by a good selection of primary, secondary and private schools, as well as recreational facilities, making it ideal for families and those seeking a coastal lifestyle.

DESCRIPTION

Marpool Hill is a well presented three bedroom detached home, ideally located within a mile of Exmouth beach and close to the town centre. The property offers a large garden surrounding the house, driveway parking, and a converted garage suitable for use as a garden office, studio or ancillary accommodation. From the first floor, there are attractive views across the estuary, and the home offers spacious, well-proportioned accommodation throughout.



ACCOMMODATION

A garden path leads to the front door, opening into a welcoming entrance hallway with stairs rising to the first floor. The hallway benefits from useful understairs storage and a downstairs WC positioned to the left, before the kitchen.

The kitchen is accessed directly from the hallway and, while in need of modernisation, is fitted with a range of wall and base units. It enjoys pleasant views over the garden and has a side door providing direct access outside.

To the right of the hallway is a spacious family living/dining room, featuring double aspect windows that allow an abundance of natural light, along with French doors opening out to the side garden.

Stairs lead to the first floor, where the principal bedroom is located at the front of the property, complete with fitted wardrobes and windows to the side offering attractive estuary views. Along the corridor is a modern family bathroom, fitted with a separate bath and shower. Two further bedrooms are positioned to the rear of the house, both enjoying views over the sunny garden.

OUTSIDE

The property enjoys a delightful garden, thoughtfully landscaped with raised planters, flowerbeds, and mature shrubbery. A blend of lawned areas and raised decking creates an ideal setting for alfresco dining and outdoor entertaining.

The garden is fully enclosed and offers a good degree of privacy, and features an attractive converted garage incorporating two rooms and a bathroom. This versatile space provides excellent potential for use as a garden office, studio, or ancillary accommodation. To the front of the garage, there is off-road driveway parking for a couple of vehicles.

SERVICES

Current Council Tax: D

Utilities: Mains electric, gas and water

Drainage: Mains

Heating: Gas central heating in the house, and electric radiators in the converted garage.

Tenure: Freehold

Standard, Superfast and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone network available (Ofcom)

AGENTS NOTE

The vendor has advised that Building Regulations certificates are currently being processed. Please speak to agent for information. There are a couple of covenants. Please speak to agent for further information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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