

Guide Price £379,950

87 The Marles, Exmouth, EX8 4NU



- Immaculately Presented Extended 4 Bedroom Link Detached House • Spacious Accommodation Arranged Over 3 Floors • Generous Lounge Opening Onto A Dining Room • Kitchen With Oven And Hob • Bathroom/WC, Separate Shower Room & Cloakroom/WC • Gas Central Heating & Double Glazing • Delightful Mature Gardens With Timber Balcony • Driveway Parking & Garage



Accommodation

Ground Floor

Composite entrance door to:

Entrance Lobby

Double glazed window to the side. Stairs to upper floor. Stairs down to main ground hallway.

Cloakroom/WC

Double glazed window to the side. Close-coupled WC. Radiator.

Ground Floor Hallway

Built-in cupboard under stairs. Radiator. Stairs to lower ground floor. Doors to:

Lounge/Dining Room

Lounge Area 23'2" (7.06m) x 10'1" (3.07m)

Double glazed windows to the front and side. 2 Radiators. Gas coal effect fire in stone surround. Open to:

Dining Area 10'5" (3.18m) x 6'4" (1.93m)

Large double glazed window over looking the rear garden. Radiator. Open to:

Kitchen 11'11" (3.63m) x 8'6" (2.59m)

Double glazed window to the rear. One and a half bowl sink unit. Roll edge work top surface. Base cupboard and drawer units. Eye-level units. Integrated double oven. Inset 4 ring electric hob. Concealed cooker hood. Plumbing for dishwasher. Space for fridge/freezer. Double glazed door to the rear. Door to hallway.

Lower Ground Floor

Lobby with door to:

Bedroom 4/Study 10'11" (3.33m) x 7'8" (2.34m)

Double glazed window to the rear. Radiator. Wall shelves.

Upper Floor

Landing

Hatch to roof space. Built-in airing cupboard with radiator. Doors to:

Bedroom 1 13'0" (3.96m) x 10'1" (3.07m)

Double glazed window to the rear. Radiator. Comprehensive range of built-in wardrobes and bedroom furniture. Built-in linen cupboard.

Bedroom 2 10'1" (3.07m) x 10'0" (3.05m)

Double glazed window to the front. Radiator.

Bedroom 3 9'0" (2.74m) x 8'5" (2.57m)

Double glazed window to the rear. Radiator.



Bathroom/WC

Double glazed window to the front. Suite comprising panelled bath, wash hand basin, close-coupled WC, pedestal wash hand basin. Tiled walls. Recessed shelf with lighting.

Externally

Front Garden

Area of lawn with mature hedging and flower and shrub borders. Water tap. Path leading to side gated access into the rear garden. Block paved driveway leading to:

Garage 16'1" (4.9m) x 8'6" (2.59m)

Up and over door. Power and light. Plumbing for washing machine. Vent for tumble dryer. Double glazed window to the rear. Glow Worm gas fired boiler.

Rear Garden

The rear garden is a particular feature of the property and comprises a spacious decked balcony accessed from the kitchen. Gated steps lead down from the balcony to the main rear garden which is stocked with a most attractive range of mature trees and shrubs including a selection of palm trees. Mature lawn and two decked sitting areas. Timber storage shed. Located to the rear of the garden is access to a lower area of wild garden. Useful undercroft storage area. Further storage area under the balcony.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D

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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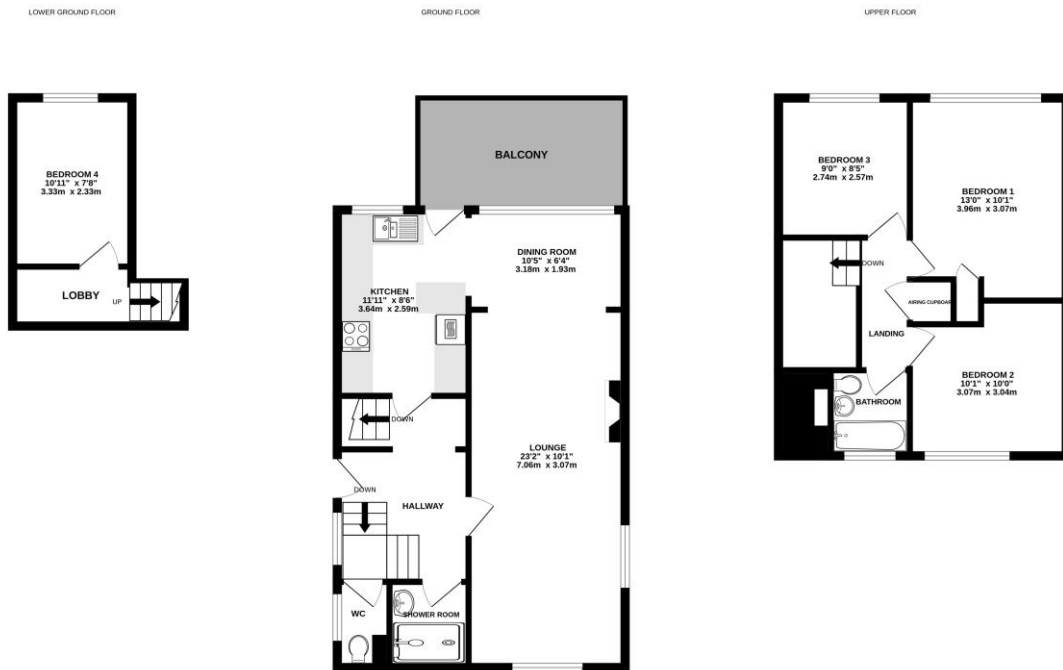
Agents Note

Please note these are draft particulars and are awaiting vendors verification.

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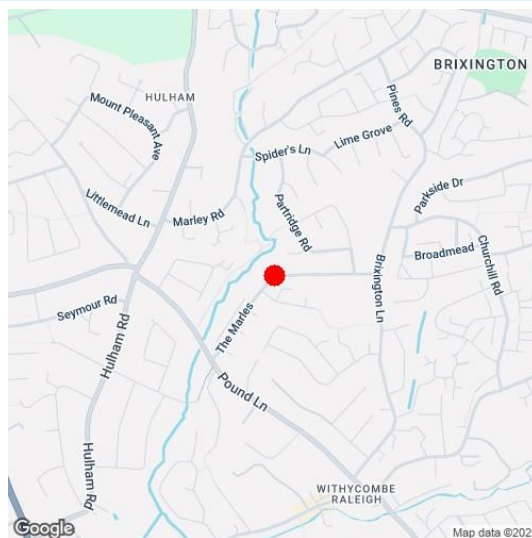
THE MARLES

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 down Rolle Street turning left at the first roundabout and right at the second, past the Train Station, into Marine Way. Continue through 2 sets of traffic lights and take a right hand turning into Hulham Road signposted Ottery St Mary. Continue up Hulham Road until you reach a mini roundabout and turn right into Pound Lane. Take the second left into The Marles, where the property can be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

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.

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