

01395 222350

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ESTATE AGENTS

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**Guide Price £325,000**  
**56 Maple Drive, Exmouth, EX8 5NR**



- Well Presented Semi Detached House In Popular Location • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living Room • Kitchen With Integrated Appliances, Conservatory • 3 Bedrooms, Exe Estuary Views From Rear • Shower Room Fitted In July 2025 • Westerly Facing Rear Garden, Large Shed / Workshop • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to composite front entrance door, beneath storm canopy with outside lighting, leading to:

### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wooden flooring. Wall mounted central heating thermostat. Smoke alarm. Doors leading to living room, kitchen / breakfast room and:

### Cloakroom

Obscure uPVC double glazed window to side. White suite comprising low level WC and pedestal wash hand basin. Radiator. Wooden flooring.

### Living Room 14'3" (4.34m) x 11'7" (3.53m)

uPVC double glazed window to front. Radiator. Door leading to kitchen / breakfast room.

### Kitchen / Breakfast Room 17'10" (5.44m) x 7'3" (2.21m)

uPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent gaining distant Haldon Hill views. Good range of cupboard and drawer storage units with wooden work surfaces and tiled splashback's. Ceramic single bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with double electric oven and grill below and filter hood above. Integrated slimline dishwasher, fridge, freezer and washing machine. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. 2 radiators. uPVC double glazed doors leading to:

### Conservatory 10'4" (3.15m) x 8'7" (2.62m)

uPVC double glazed French doors to side that lead to the rear garden with uPVC double glaze windows to front and side on rendered dwarf brick walls. Tiled flooring. Radiator.

## First Floor

### Landing

uPVC double glazed window to side. Access to loft storage space. Bulk head linen storage cupboard. Smoke alarm. Doors leading to:

### Bedroom 1 11'6" (3.51m) x 11'0" (3.35m)

uPVC double glazed window to front. Radiator.

### Bedroom 2 10'8" (3.25m) x 8'8" (2.64m) Plus Recess

uPVC double glazed window to rear gaining distant Exe Estuary and Haldon Hill views. Radiator.



### **Bedroom 3 8'11" (2.72m) x 7'4" (2.24m)**

uPVC double glazed window to rear gained distant Exe Estuary and Haldon Hill views. Radiator.

### **Shower Room**

Obscure uPVC double glazed window to front. Fitted in July 2025 the white suite comprises a double shower tray with splash screen doors and thermostatically controlled shower unit, including rainfall Waterhead, with tiling to ceiling height. Low level WC and vanity wash hand basin. Heated towel rail.

### **Externally**

The Front Garden is laid to shingle and a driveway to the side of the property provides off road parking.

### **Rear Garden**

The property enjoys a level, enclosed and reasonably private Rear Garden enjoying a Westerly direction. There is a flagstone patio area adjacent to the property ideal for outdoor dining and sitting during the fine weather with the remainder then being laid to lawn, with shingle and shrub beds and borders providing interest and colour. Outside water tap. 2 outside power points. Outside meter boxes. Outside lighting. Timber panel fenced boundaries. Front pedestrian access to side of property via timber garden gate. Within the rear garden is:

### **Detached Shed / Workshop 18'4" (5.59m) x 5'3" (1.6m)**

Double opening doors to front. Personal door to rear leading to rear garden. Power and light connected.

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band C

### **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

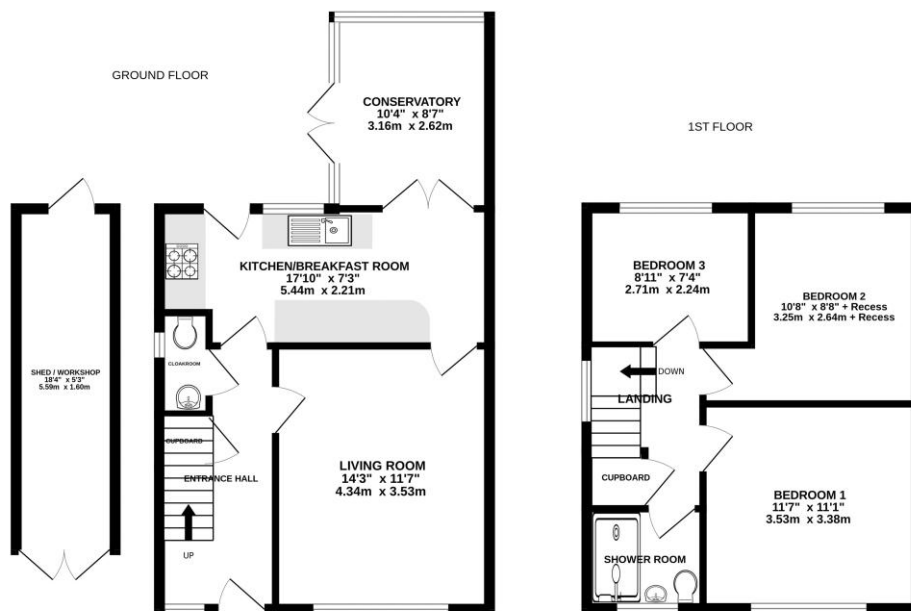
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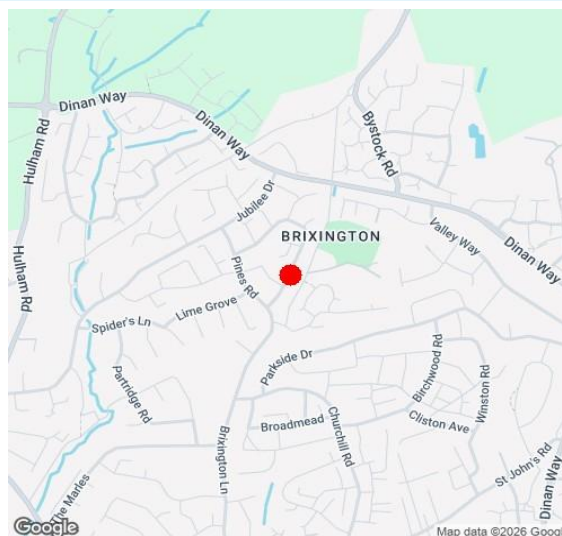
MAPLE DRIVE, EXMOUTH

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, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Take the 4th turning on the right into Pines Road and then second left into Maple Drive. The property will be found on the left hand side, clearly identified by out for sale board.

| 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     |         |           |



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