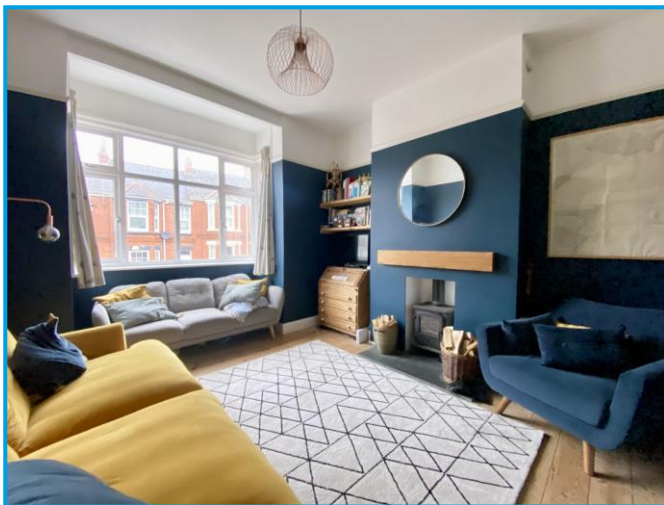


01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £465,000**  
**56 Ryll Grove, Exmouth, EX8 1TT**



- Much Improved 4 Bedroom Semi Detached House • Superb Loft Conversion With Impressive Exe Estuary Views • Lounge With Woodburner Stove • Kitchen Dining Room • Downstairs WC, First Floor Bathroom, Second Floor Bath/Shower Room/WC • Off Road Parking Bay • Mature Rear Garden With Block Built Store • Convenient For Town, Schools & Phear Park



## Accommodation

### Ground Floor

Steps leading up to a double glazed entrance door leading to:

### Entrance Hallway

Original tiled flooring to the entrance area. Stripped wood flooring. Stairs to first floor with cupboard below. Doors to:

### Cloakroom/WC

Double glazed window to the side. Wash hand basin. Tiled splashback. Close-coupled WC.

### Lounge 14'6" (4.42m) Into Bay x 11'11" (3.63m)

Double glazed bay window to the front. Stripped wood flooring. Woodburner stove on slate hearth. Radiator. TV aerial point.

### Kitchen/Dining Room 18'3" (5.56m) Max x 11'11" (3.63m) Max

Double glazed window to the rear. Recess for range style cooker. Work top surfaces with base cupboard and drawer units below. One and a half bowl sink unit. Space for fridge/freezer. Plumbing for washing machine. Plumbing for dish washer. Modern radiator. Bi-fold doors to the rear garden.

### First Floor Landing

Double glazed window to the side. Stairs to second floor. Doors to:

### Bedroom 2 16'3" (4.95m) Into Bay x 10'8" (3.25m) Max

Double glazed bay window to the front providing views of the Exe Estuary. Period fireplace. Radiator.

### Bedroom 3 10'11" (3.33m) x 10'8" (3.25m)

Double glazed window to the rear. Period fireplace. Radiator.

### Bedroom 4 9'0" (2.74m) x 7'2" (2.18m)

Double glazed window to the front with estuary views. Radiator.

### Family Bathroom/WC 3'0" (0.91m) x 0" (0m)

2 Double glazed windows to the rear. Modern bathroom suite comprising a shower bath with built-in shower over. Glazed shower screen. Pedestal wash hand basin. Tiled splash back. Close-coupled WC. Heated towel rail. Extractor fan.

### Second Floor Landing

Double glazed picture window providing superb views towards the river Exe Estuary with the Haldon Hills beyond. Bench seat with storage below to sit and enjoy the views. Doors to:

### Master Bedroom 1 18'5" (5.61m) Max x 10'9" (3.28m) Max

Double glazed window to the rear. 2 Velux skylight windows to the front enjoying far reaching views up the Exe Estuary towards Exeter. Modern upright radiator. Stripped wood flooring. Built-in wardrobe. Access to eaves storage.

### Bathroom/Wet Room/WC

Double glazed window to the rear. Free-standing bath. Walk-in shower area with built-in shower and glazed shower screen. Oval wash hand basin. Close-coupled WC. Tiled floor. Heated towel rail. Extractor fan.

### Externally

To the front of the property is a parking bay providing off-road parking for 2 cars with an electric charge point. Side gated access to the rear garden.

### Rear Garden

Enclosed and comprising a mature area of lawn, flower and shrub borders and a Magnolia tree.



#### Store 8'11" (2.72m) x 4'5" (1.35m)

Block built with power and light. Double glazed window and external light.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

#### Agents Note

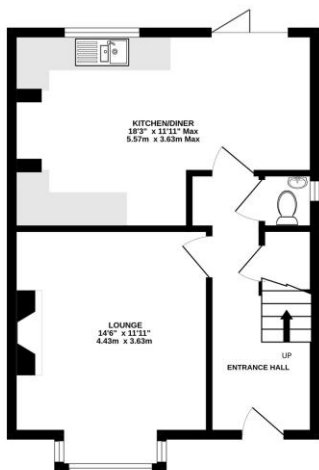
Please note these are draft particulars and are awaiting vendors verification.

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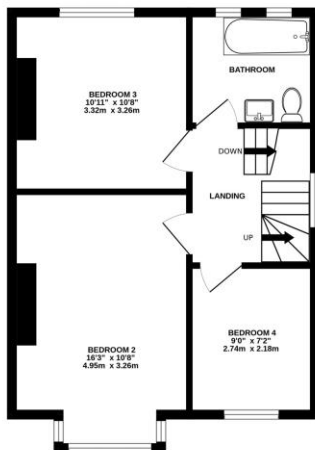
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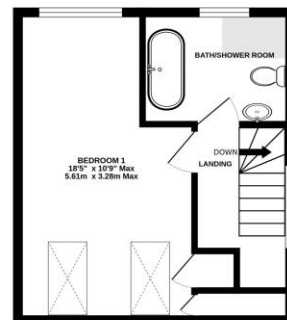
GROUND FLOOR



1ST FLOOR



2ND FLOOR



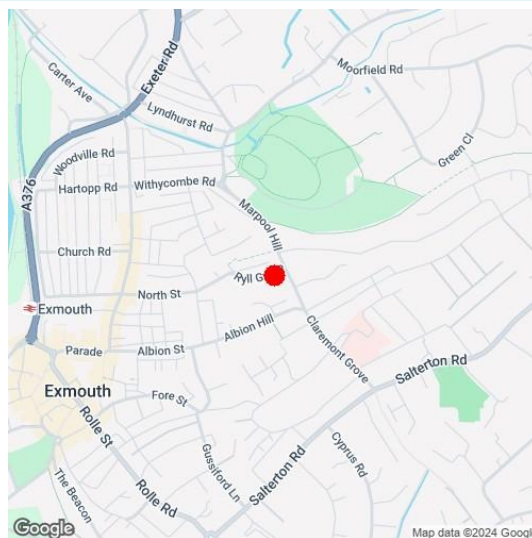
RYLL GROVE

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, past The Strand, and turn right into The Parade. Continue into Exeter Road turning right into North Street, just past The Library. Proceed over the crossroads into Ryll Grove where the property will be found on the right hand side, clearly identified by our For Sale sign

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		65	81
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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