



Guide Price £490,000
59 Hulham Road, Exmouth, Devon, EX8 3LB





An extended 1930's semi detached house in a convenient location with a large private rear garden.

- Enclosed entrance porch, spacious reception hall and landing
- Attractive sitting room with a feature gas fire
- Excellent size dining room
- Modern kitchen/breakfast room with some built in appliances
- Separate utility room and cloakroom
- Four generous size bedrooms
- Well-appointed fully tiled bathroom with a shower and separate w.c.
- Gas central heating and extensive UPVC double glazing
- Large private rear garden
- Small integral garage/store and driveway parking for two or three cars. Car electric charging point.
- Owned solar PV panels providing a lucrative financial return and some free daytime electricity.
- EPC = B
- Council Tax = E

Worth viewing because...

A substantial extended 1930's semi-detached family house in a great location convenient for local schools, bus routes and the town centre. The property has a large private garden, small integral garage/store and driveway parking for two or three cars.

In more detail...

This well-proportioned family home offers extended and versatile accommodation. On the ground floor an enclosed entrance porch leads to a good size reception hall with a fine staircase rising to the first floor. Doors from the reception hall doors lead to a fine sitting room with a feature wood burning stove effect gas fire and a dining room with French doors leading out to the rear garden. There is also a modern kitchen/breakfast room with some built in appliances, separate utility room and a useful cloakroom. A spacious first floor landing with a feature front aspect window then provides access to four well-proportioned bedrooms, separate w.c. and a recently fitted fully tiled bathroom having a separate shower. Externally to the front of the house is a wide driveway

having an electric charging point with space for two or three cars leading to a small integral garage/store. The rear garden is worthy of special mention as it is of an excellent size enjoying much privacy. It is mainly laid to lawn bordered by shrubs, trees and a timber garden shed.

Bear in mind...

This property has a 'B' rated Energy Performance Certificate benefitting from extensive UPVC double glazing, cavity wall insulation and gas central heating/hot water supplied by an energy efficient condensing combination boiler. The property also has an electric car charging point and owned solar PV panels providing a lucrative financial return and some free daytime electricity. An early viewing is highly recommended.

The Coastal town of Exmouth...

The property is situated approximately a mile and a half from the town centre and slightly further to the seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated

an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lymstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Room dimensions...

Sitting Room: 14' 10" max. x 10' 6" max. (4.30m x 3.24m)

Dining Room: 17' 7" max. x 10' 5" max. (5.40m x 3.22m)

Kitchen/breakfast room: 15' 0" x 8' 3" (4.58m x 2.56m)

Utility room: 8' 0" x 5' 5" (2.45m x 1.70m)

Bedroom 1: 14' 0" max. x 10' 6" max. (4.28m x 3.25m)

Bedroom 2: 13' 5" x 10' 5" (4.13m x 3.22m)

Bedroom 3: 11' 5" x 7' 7" (3.53m x 2.37m)

Bedroom 4: 9' 6" x 8' 5" (2.95m x 2.60m)

Bathroom: 9' 6" max. x 5' 9" (2.95m x 1.81m)

Small Garage/Store: 9' 3" x 8' 2" (2.85m x 2.50m)

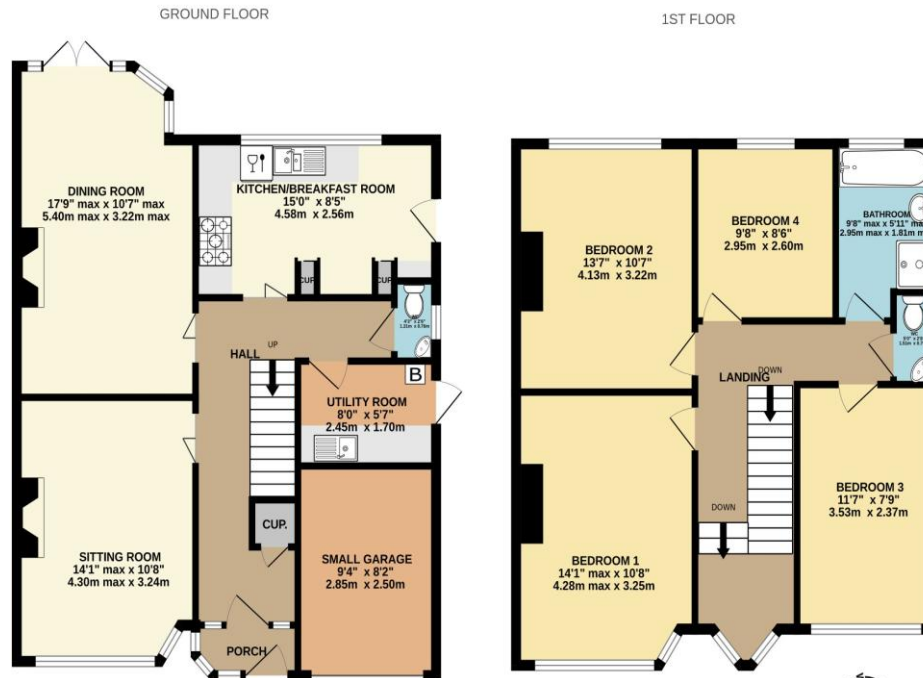


Services: All mains services are connected.
Tenure: Freehold

Directional note...

Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right after the traffic lights onto Hulham Road. This property will then be found on the left-hand side just before the mini roundabout.

What3words: blend.employ.cheer

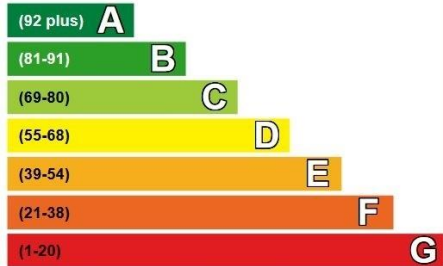


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
81	84

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

