





Guide Price £425,000

3 Haley Close, Exmouth, Devon, EX8 4PJ

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A stylish and contemporary detached bungalow in a quiet sought-after location enjoying a fine open outlook towards the River Exe estuary and South Devon coastline in the distance.

- Spacious and versatile accommodation
- Impressive open plan living room with a wood burning stove
- Modern kitchen/dining area with built-in appliances
- Separate utility room
- Three double bedrooms – 1 en-suite shower room/w.c.
- Well-appointed principal bathroom/w.c.
- Gas central heating & UPVC double glazing
- Landscaped terraced gardens with a sun terrace enjoying estuary/sea views
- Wide vehicle parking area
- Council Tax = D
- EPC = To be confirmed

Worth viewing because…
This well-presented detached bungalow has been the subject of considerable improvement in recent years incorporating the conversion of the former garage to provide an excellent main bedroom with built-in wardrobes and a modern en-suite shower room/w.c. The layout of the property was completely rearranged to provide workable open plan accommodation. The exterior was rendered and painted white, and the gardens have been beautifully landscaped incorporating a wide vehicle parking area with the provision of an outside double electric socket and water tap to both front and rear gardens, useful for cleaning cars and watering the garden.

In more detail…
The accommodation has a real contemporary and stylish feel with a bright spacious open plan living room with a feature wood-burning stove and an excellent kitchen/dining area. The kitchen has a comprehensive range of units and worktops with built in NEFF appliances including a fan assisted electric double oven/grill, ceramic hob, fridge, dishwasher and wine chiller. From the dining area an outside door leads to a useful, covered side porch with a log store. There are three double bedrooms with the main bedroom having a fully

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tiled modern en-suite shower room/w.c. and built-in double wardrobe. Additional rooms include a separate utility room and well-appointed fully tiled family bathroom/w.c. with a shower over the bath. Other features include UPVC double glazing and an energy efficient gas combination boiler supplying central heating and hot water. The gardens are terraced and have been beautifully landscaped to provide low maintenance and take full advantage of the distant River Exe estuary/coastal views. The rear garden has a paved patio area ideal for an outside jacuzzi with a useful store. At the top of the garden is a sun terrace laid to timber decking enjoying more fine views. An early viewing is highly recommended.

The Coastal town of Exmouth…
The property is within two and a half miles from the town centre and seafront, with local amenities close by. 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 Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports 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……

Bear in mind…
The gardens are very productive with a variety of fruit trees. These include three apples, fig, pear, plum, greengage, raspberries, blackcurrant, rhubarb, strawberries, mint, thyme, rosemary and a grapevine.

Directions: what3words///tiny.error.sample



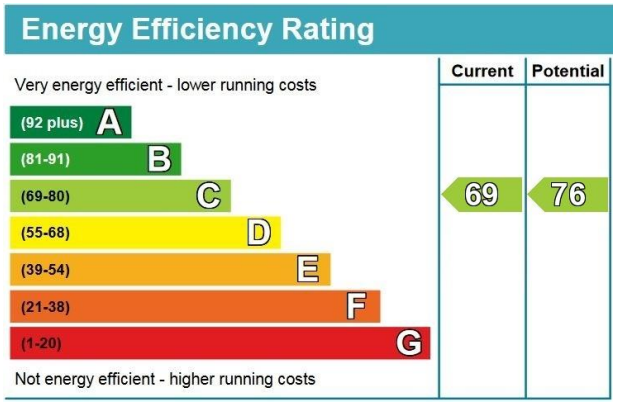


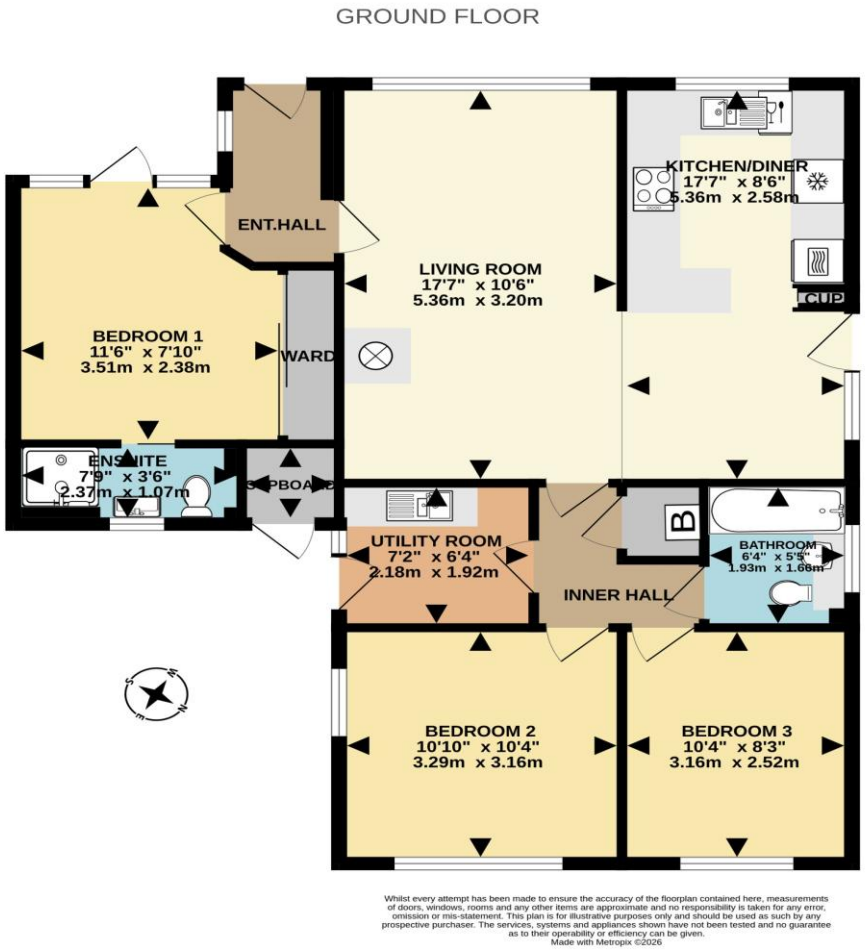


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Room sizes
Living room: 17’7” (5.36m) x 10’6” (3.20m)
Kitchen/dining area: 17’7” (5.36m) x 8’6” (2.58m)
Utility room: 7’2” (2.18m) x 6’4” (1.92m)
Bedroom 1: 11’6” (3.51m) x 7’10” (2.38m)
Ensuite Shower room/w.c.: 7’9” (2.37m) x 3’6” (1.07m)
Bedroom 2: 10’10” (3.29m) x 10’4” (3.16m)
Bedroom 3: 10’4” (3.16m) x 8’3” (2.52m)
Bathroom/w.c.: 6’4” (1.93m) x 5’5” (1.68m)

Services: All mains services connected.





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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 particular, 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.

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