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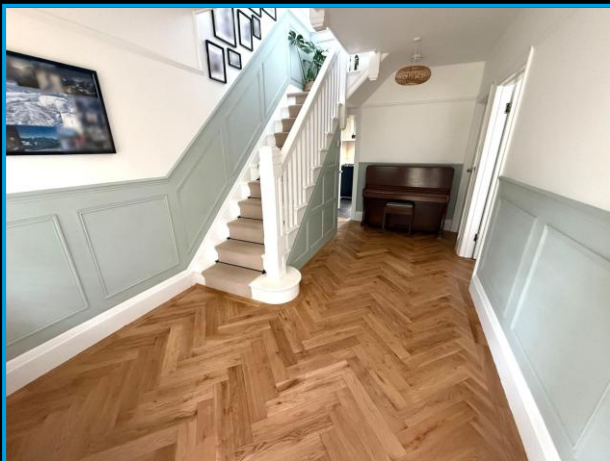
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Guide Price £795,000

Appledale, 30 Hamilton Road, Exmouth, EX8 2LY



- 1930's 4 Bed Detached House On Private Road • Gas Central Heating & Double Glazing
- Ground Floor Wet Room, Bay Fronted Sitting Room • Good Sized Kitchen / Dining / Family Room • 3 First Floor Bedrooms & Modern Fitted Bathroom • Second Floor Master Bedroom With En - Suite • Useful Covered Utility / Store, Office / Play Room • Large Gardens, Workshop, Parking For Several Motor Vehicles



Accommodation

Ground Floor

Double glazed French doors leading to:

Entrance Porch

uPVC double glazed windows to front and side. Hardwood door leading to:

Entrance Hall

Window to front. Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wood panelled walls. Wooden flooring. Picture rail. Wall mounted central heating thermostat. Doors leading to kitchen / dining / family room, wet room and:

Sitting Room 15'3" (4.65m) Into Bay x 11'11" (3.63m)

Walk - in uPVC double glazed bay window to front. Focal point of fitted log burner on a Slate hearth with heavy wooden mantle over. Wooden flooring. Radiator. Picture rail.

Kitchen / Dining / Family Room 26'6" (8.08m) Max x 22'0" (6.71m) Max

A real heart of the home / family room which is triple aspect having uPVC double glazed sliding patio doors leading to rear decking, window to rear and windows to either side. Good range of cupboard and drawer storage units with Wooden work surfaces and tiled splash backs. Belfast sink with mixer tap. The Range master cooker in situ is included in the sale. Aga. Integrated dishwasher. Further space for American style fridge / freezer etc. 2 Radiators. Flagstone tiled flooring. Door to side leading to covered utility area.

The Living Area includes a wall mounted electric fire, radiator and Wooden flooring.

Wet Room

Obscure uPVC double glazed window to side. Thermostatically controlled Rainfall Waterhead, white suite of level WC and wall mounted wash hand basin. Fully tiled walls and floor. Extractor fan.

First Floor

Landing

uPVC double glazed window to side. Staircase rising to second floor. Useful linen storage cupboard. Doors leading to:

Bedroom 2 12'0" (3.66m) Into Bay x 12'0" (3.66m)

Walk - in uPVC double glazed bay window to front. Fitted triple wardrobe and cupboard storage units. Radiator.

Bedroom 3 11'5" (3.48m) x 10'6" (3.2m) Plus Recess

uPVC double glazed window to side gaining distant Countryside views. Radiator. Picture rail.

Bedroom 4 8'11" (2.72m) x 8'6" (2.59m)

uPVC double glazed window to front. Radiator. The cabin bed and associated wardrobes are fitted and included in the sale. Picture rail.

Bathroom

Dual aspect having obscure uPVC double glazed windows to rear and side. Modern fitted white suite of sunken bath with thermostatically controlled shower unit over, including Rainfall waterhead, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail.



Second Floor

Landing

Skylight to rear gaining views over Exmouth and towards the Countryside. Airing cupboard housing the gas fired boiler and water tank that supplies the central heating and domestic hot water. Further useful storage cupboards. Smoke alarm. Door leading to:

Bedroom 1 14'2" (4.32m) x 10'2" (3.1m) Plus Recess

Dual aspect having uPVC double glazed window to side and Skylight to rear gaining views towards Countryside. Eaves storage space. Radiator. Fitted wardrobe. Door leading to:

En - Suite

Skylight to front. White suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Heated towel rail. Fully tiled walls. Extractor fan.

Externally

To the front of the property is an extensive driveway, including driveway loop, which allows for off road parking for several motor vehicles, boats or motorhomes. EV point. Outside power points. Double timber doors leading to:

Covered Utility Area 18'4" (5.59m) x 11'7" (3.53m)

Front and rear pedestrian access via double doors. Space and plumbing for washing machine. Power and light connected. Personal door leading to:

Office / Playroom 15'10" (4.83m) x 10'1" (3.07m)

Windows to front and side. Radiator. Power and light connected.

Rear Garden

Another feature of this property is the large enclosed Rear Garden. There is a good sized, raised, decking area, with storage below, accessed via the dining area, providing an ideal spot for outdoor dining and sitting during the fine weather. There is a further concrete patio area to the side of the property. Step down to the remainder of the gardens which are then laid to lawn with shrub bed borders and Willow tree. Front pedestrian access to either side of property. Timber panelled fence boundaries. Access to undercroft storage area. Outside water tap. Greenhouse. Timber playhouse. Within the rear garden is:

Timber Workshop 21'3" (6.48m) x 10'6" (3.2m)

Door leading to rear garden. Window to side. Power and light connected.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is not on a water meter. Council Tax Band E

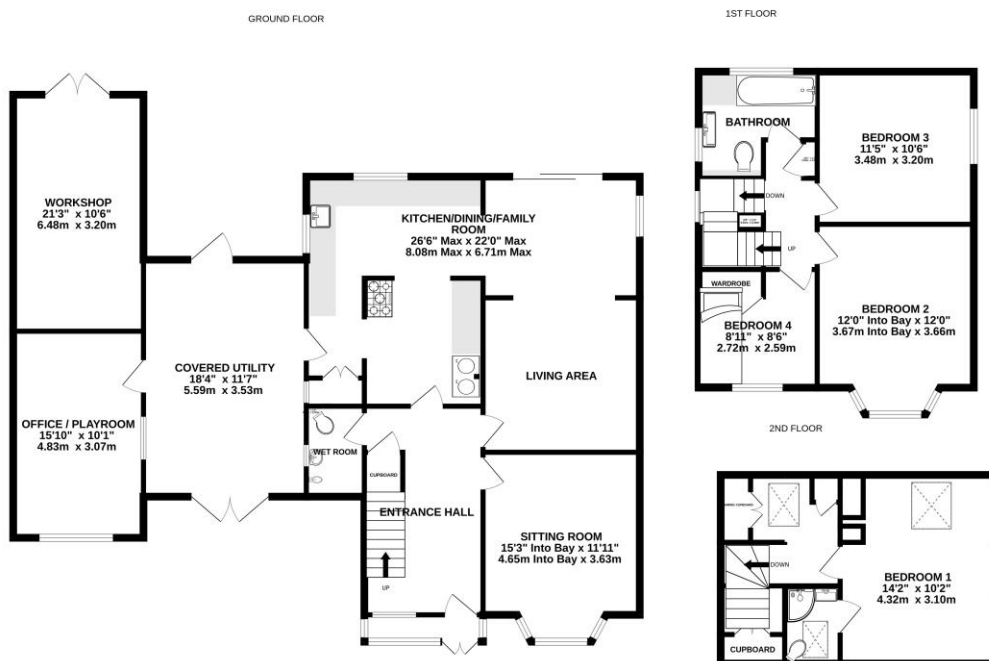
Agents Note

These are draft particulars and are awaiting vendors verification. In accordance with Section 21 of the Estate Agents Act 1979, we declare that the vendor of this property is a relation of an employee of Links Estate Agents Ltd.

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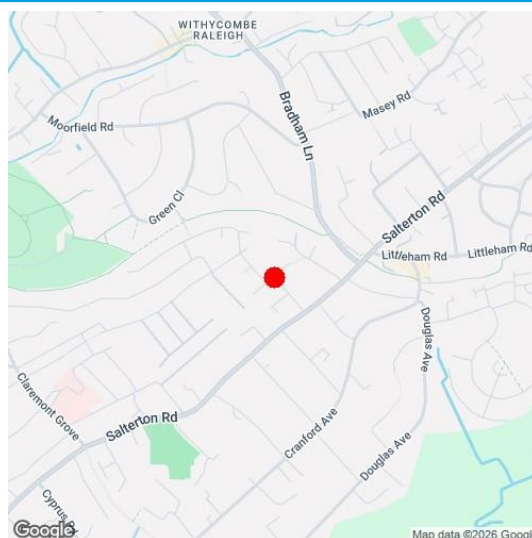
HAMILTON ROAD, EXMOUTH

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, proceed up Rolle Street and turn left at the mini roundabout into Salterton Road. Proceed through the first set of traffic lights and just before the garage, turn left into Hamilton Road. As the road bends to the left, the private road is immediately in front of you, to the left of Vale Road

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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