

Guide Price £695,000
3 Hulham Road, Exmouth, EX8 3HR



- Immaculate 5 Bedroom Semi Detached House • Updated To A High Standard Yet Retaining Period Features • Sitting Room, Living Room & Breakfast Room • Modern Fitted 27' Kitchen / Family Room
 - 4 First Floor Bedrooms, 2 With En - Suites • First Floor Bathroom With Bath & Shower Cubicle
- Second Floor Bedroom • Landscaped Gardens Including Studio, Driveway Parking & Detached Garage



Accommodation

Ground Floor

Step up to hardwood front entrance door leading to:

Entrance Porch

Windows to front and side. Tiled flooring. Main hardwood front entrance door, with stained glass panes, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Attractively tiled flooring. Picture rail. Ceiling coving. Wall mounted central heating thermostat. Smoke alarm. Doors leading to 3 reception rooms and:

Cloakroom

Modern white suite of concealed cistern WC and vanity wash hand basin. Tiling to dado height. Tiled flooring. Extractor fan.

Sitting Room 17'0" (5.18m) Into Bay x 14'11" (4.55m)

Walk - in uPVC double glazed bay window to front. Focal point of cast iron log burner, within a fireplace surround, having a Slate hearth, brick back and wooden mantle with surround. Radiator. Picture rail. Ornate coving. Wooden flooring. Double wooden doors, with stained glass window above, leading to:

Living Room 16'0" (4.88m) Into Bay x 12'6" (3.81m)

Walk - in uPVC double glazed bay window to side. Cast iron ornate fireplace feature. Picture rail. Radiator. Ornate coving. Wooden flooring.

Dining Room 14'1" (4.29m) x 12'6" (3.81m)

uPVC double glazed window to side. Fireplace feature including heavy wooden mantle. Radiator. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Fitted dresser to 1 wall. Picture rail. Door leading to:

Kitchen / Family Room 27'4" (8.33m) x 12'1" (3.68m)

A lovely light and airy room having uPVC double glazed windows to rear and side plus uPVC double glazed external French doors leading to the rear garden. The family area has a vaulted ceiling which includes 4 skylight windows. Good range of modern fitted cupboard and drawer storage units with solid Oak work surfaces and tiled splashback's. Double ceramic Belfast sink with mixer tap. The Belling gas cooker in situ is available via separate negotiation, filter hood above. Integrated dishwasher. Space for freestanding fridge / freezer etc. Breakfast bar. Radiator. Tiled flooring with under floor heating, wall mounted thermostat.

First Floor

Half Landing

Staircase rising to landing. Radiator. Smoke alarm. Doors leading to 2 bedrooms and bathroom. Picture rail. Smoke alarm.

Landing

Staircase rising to second floor. Doors leading to:

Bedroom 1 18'5" (5.61m) Into Bay x 16'6" (5.03m)

Walk - in uPVC double glazed bay window to front and further uPVC double glazed window to front. Range of fitted wardrobes to 1 wall with mirror fronted sliding doors. Radiator. Picture rail. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. Modern fitted white suite comprising double shower cubicle with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor. Extractor fan.





Bedroom 2 13'2" (4.01m) Plus Recess x 12'0" (3.66m)

uPVC double glazed window to rear. Radiator. Picture rail. Open to:

En - Suite

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit over and vanity wash hand basin. Fully tiled walls and floor. Extractor fan.

Bedroom 3 13'5" (4.09m) x 12'6" (3.81m)

uPVC double glazed window to side. Cast iron ornate fireplace feature. Radiator. Vanity wash hand basin. Picture rail. Ornate coving.

Bedroom 5 10'0" (3.05m) x 8'9" (2.67m)

uPVC double glazed window to side. Exposed brick chimney breast. Radiator. Wooden flooring.

Bathroom

Obscure uPVC double glazed window to side. 4 piece white suite of roll top bath, corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Heated towel rail. Tiled flooring. Extractor fan.



Second Floor

Landing

Skylight to rear. Access to eaves storage space. Useful bulkhead storage cupboard. Door leading to:

Bedroom 4 16'0" (4.88m) Max x 15'3" (4.65m) Max

An L shaped room. Dual aspect having 1 skylight to rear and 2 skylights to front gaining distant Sea and South Devon coastline views. Access to eaves storage space.

Externally

To the front of the property is an extensive off road parking area and driveway providing off road parking for several motor vehicles. Outside gas and electric meter boxes. Useful timber garden shed and log store. Brick wall and timber panelled fenced boundaries. The driveway then leads to:



Detached Garage / Utility 16'4" (4.98m) x 10'2" (3.1m)

Double wooden opening doors to front. uPVC double glazed window to rear. Personal door to side leading to rear garden. Space and plumbing for washing machine. Space for tumble dryer etc. Power and light connected.

Rear Garden

The property further enjoys a landscaped Rear Garden which consists of a good sized, paved, sun terrace immediately adjacent the property, with further decking and terraced areas within the gardens, all providing ideal spots for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with fruit trees. Pergola over patio area. Brick wall boundaries. Outside water tap. Outside lighting. Front pedestrian access to side of property via timber garden gate. Good sized timber garden shed. Within the rear garden is:

Detached Studio

11'8" (3.56m) Max x 11'7" (3.53m) Max

Timber construction. Timber framed windows to front and side. Timber personal door to front 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 E

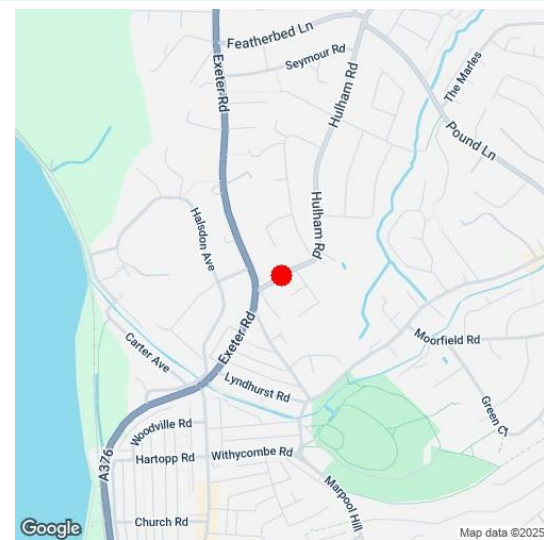




Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through 2 sets of traffic lights, turning right into Hulham Road, signposted Ottery St Mary. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	76
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.