Ashleigh Road, EX8

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Ashleigh Road, EX8

> A gorgeous three double bedroom, semi-detached home, beautifully extended and renovated by the current owners. With two bathrooms, open plan living, stunning estuary views as well as parking, gardens and a garage, this is not to be missed.

- A beautifully presented family home
- Situated in a sought-after location in Exmouth
- Three double bedrooms
- Open-plan kitchen/dining room
- Spacious living room
- Two bathrooms
- Garage & off-street parking
- Front and rear gardens
- Includes ground-floor bedroom & shower room
- Recently extended & renovated

This beautifully presented home has been superbly improved by the current owners, who have created a warm, comfortable and welcoming space, suitable for a wide range of buyers. The property is situated on Ashleigh Road, a well-regarded residential area with great access to schools, local parks and the town centre.

The property opens into an entrance hall, which gives access to bedroom three and the kitchen/dining room, which in turn follows on into the living room. The kitchen/dining room is a lovely space, with fitted units, wooden work surfaces and feature tile splashback. There are integrated appliances including an oven, hob, fridge-freezer, washing machine and dishwasher. A window overlooks the rear garden, and there is access to the shower room and the rear courtyard. A breakfast bar divides the space between the kitchen and dining area, which has plenty of space for a table and chairs. There is another window to the rear and stairs to the first floor. the rear and stairs to the first floor. The living room is a cosy yet spacious room with a window to the front and hidden sliding doors to create a separate room if needed.

Bedroom three is a ground floor double room with a window to the front. The shower room also doubles up as a utility space; there is a walk-in shower, W.C. and sink unit, wall-mounted units and wooden work surfaces. There is also a window to the side. ▶





- On the first floor there are two double bedrooms and the family bathroom. Bedroom one is a large double room with a double-height Velux window giving gorgeous estuary views to the west. Bedroom two is a double room, also with a window to the front giving views of the estuary. The bathroom has a panelled bath, separate walk-in shower with feature tile surround, a white W.C and matching sink unit, plus an opaque window to the rear.

  Externally, the front has a landscaped garden with lawn and two established palm-like Cordyline trees within a planting bed. There is a driveway to the side leading to the garage and side access to the rear garden. The rear garden has a patio area with steps leading up to a terraced lawn; there is a sloped planting bed between the patio and the lawned area.

  Tenure: Freehold
  Council Tax Band: C
  Local Authority: East Devon








A LITTLE
SAND
BETWEEN
THE TOES
ALWAYS TAKES
AWAY
THE WOES



LOCATION

Property location

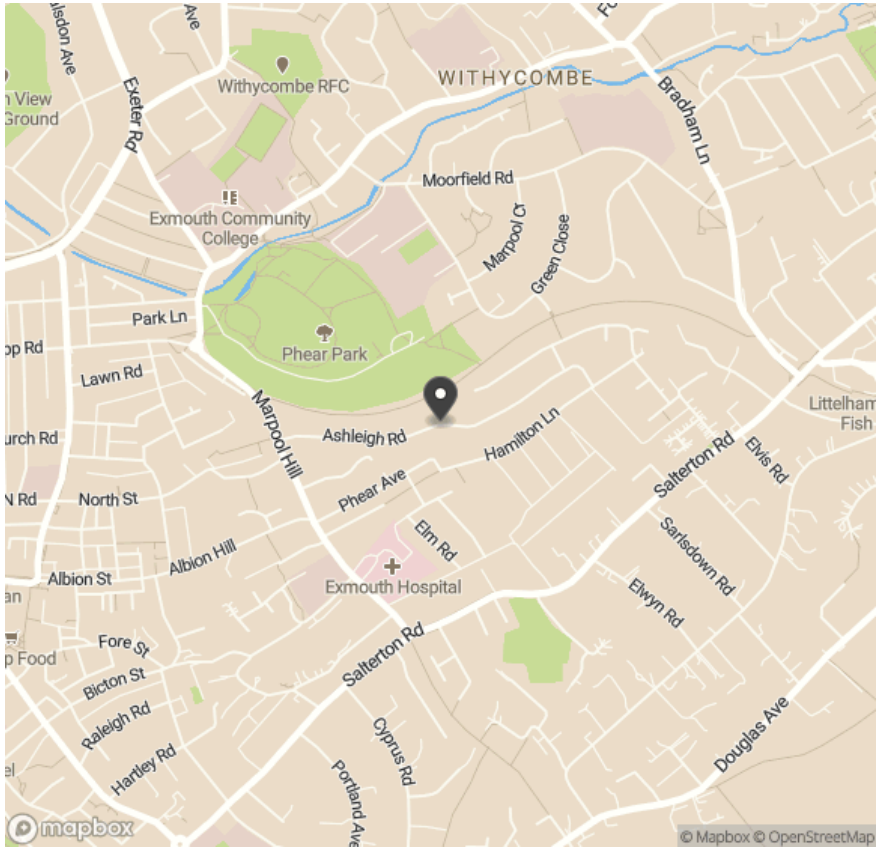
ENERGY PERFORMANCE CERTIFICATE (EPC)

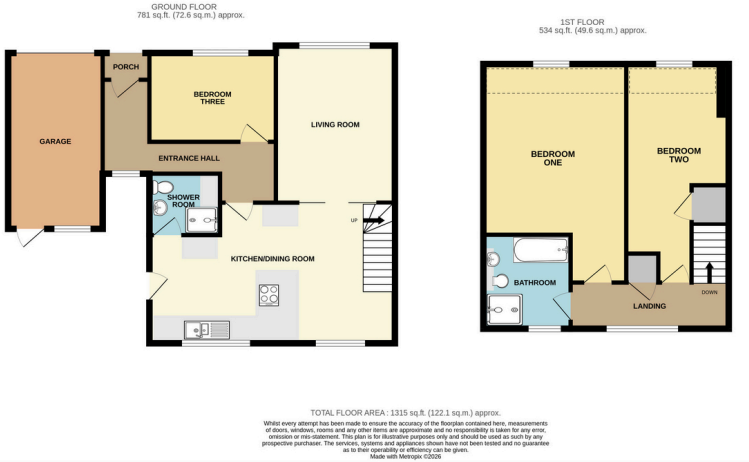
Current: **56**

Potential: **82**

FLOOR PLAN

1315 sq ft (122 sq m)





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