



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(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	
WWW.EPC4U.COM		

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38 The Marles, Exmouth, EX8 4NS

GUIDE PRICE

£305,000

TENURE Freehold



**An Extended Semi Detached Bungalow Enjoying A Cul-De-Sac Location
With Ample Driveway Parking, Garage And Generously Sized Rear
Garden And Boasting Excellent Views Of The Estuary And Coastline In
The Distance**

Double Glazed Entrance Porch * Extended Kitchen/Dining Room * Spacious
Lounge * Two Double Bedrooms * Wet Room/Wc * Gas Central Heating
Double Glazed Windows * Owned Solar Panels With Battery Storage
No Ongoing Chain * Viewing Recommended

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THE ACCOMMODATION COMPRISES: uPVC front door to double glazed entrance porch.

ENTRANCE PORCH: 1.52m x 1.52m (5'0" x 5'0") Plumbing for automatic washing machine, space for tumble dryer, space underneath worktop, opening through to:

KITCHEN/DINING ROOM: 5.44m x 3.61m (17'10" x 11'10") maximum overall measurement. A spacious extended room with double glazed windows enjoying excellent views across the town to the estuary, marina, sea and coastline in the distance. The kitchen area is fitted with patterned worktops, tiled surrounds, cupboards, drawer units, dishwasher space beneath worktops, inset single drainer sink unit, induction hob with tiled splashback and fold up and away extractor hood, built-in oven with warming drawer, pull-out larder style cupboards, recess housing space for microwave, ceiling spotlighting. **DINING AREA:** Radiator, TV point, fitted storage cupboard, which also houses the gas boiler for central heating, electric consumer unit and meter, wall mounted glass fronted display cabinets.

INNER HALLWAY: Access to loft space via ladder with light , radiator.

LOUNGE: 4.67m x 3.35m (15'4" x 11'0") A good size room with double glazed window to front aspect enjoying a pleasant open aspect, wooden fire surround housing electric fire, two radiators, fitted shelving unit in wall recess, TV point.

BEDROOM 1: 3.71m x 3.25m (12'2" x 10'8") Fitted wardrobes with pine fronts incorporating chest of drawer units, clothes rail and shelving. Radiator, double glazed window to front aspect again enjoying pleasant views across the town towards the estuary in the distance.

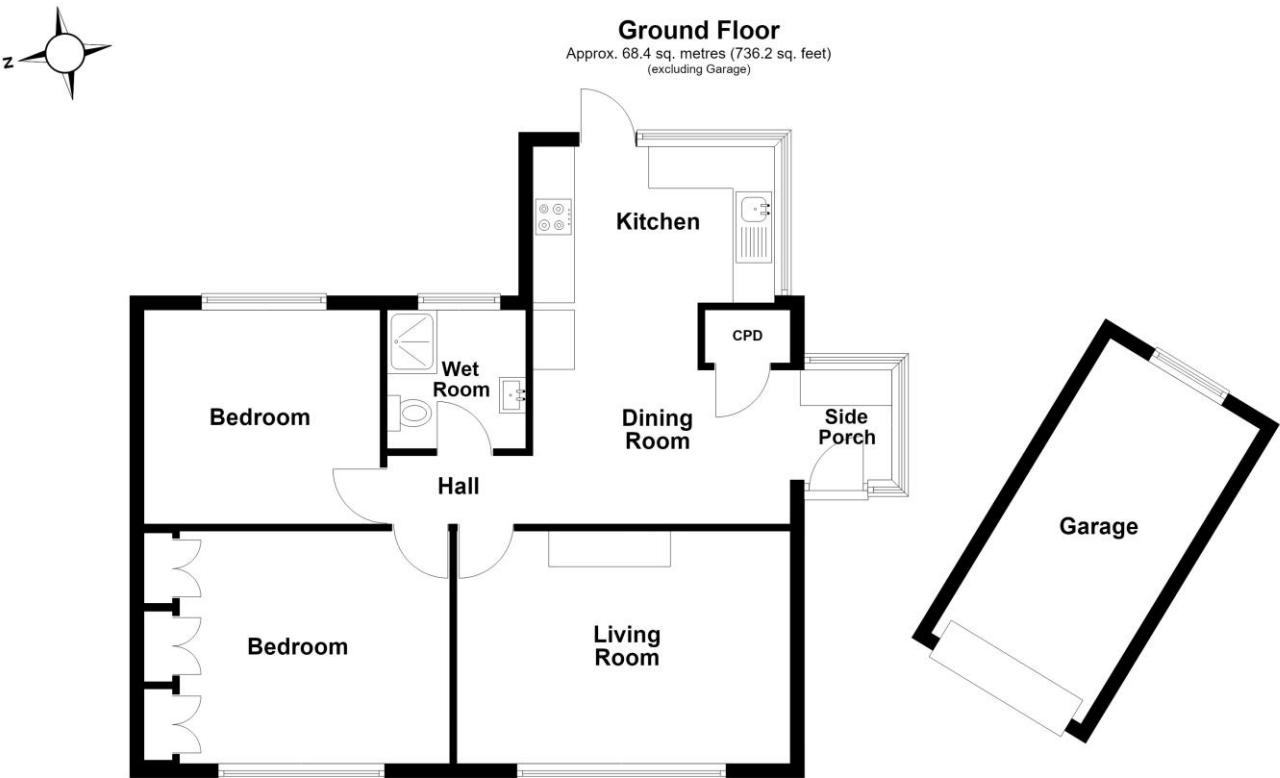
BEDROOM 2: 3.33m x 3.05m (10'11" x 10'0") Radiator, double glazed window overlooking the rear garden.

WET ROOM/WC: 1.96m x 1.8m (6'5" x 5'11") Shower area, vanity style wash hand basin with mirror fronted medicine cabinet over with display lighting, shaver socket, WC with push button flush, chrome heated towel rail, fully tiled walls, double glazed window with patterned glass.

OUTSIDE: Enjoying a convenient cul-de-sac location the property is approached by a long driveway with additional hardstanding area providing ample off road parking. Lawned front garden edged with colourful shrub rose beds. Car EV charger. A pathway leads through to the rear garden, which is a great feature of the property, generous in size, laid to lawn with good size patio sun terrace areas, ideal for outside entertaining and ideally positioned to take full advantage of the views to the estuary, marina, sea and coastline in the distance. **GREENHOUSE:** 2.44m x 1.83m (8'0" x 6'0"), **TIMBER GARDEN SHED:** 2.44m x 1.83m (8'0" x 6'0"), outside tap and outside power sockets, outside lighting.

GARAGE: 4.88m x 2.46m (16'0" x 8'1") Electric roller door, window, power and light connected.

FLOOR PLAN:



Total area: approx. 68.4 sq. metres (736.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk Plan produced using PlanUp.

38 The Marles, EXMOUTH

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.