£850,000

Marley Lawn, Marley Road, Exmouth, Devon, EX8 5DW

Hall & Scott
ESTATE & LETTING AGENTS

Modern very well-presented 4/5 bedroom detached house offering 3000sqft of bright spacious accommodation with a large L-shaped garden, and enjoying far-reaching views over Exmouth and along the coastline towards Berry Head.

- **Large Sitting Room with Estuary views**
- **Dining Room**
- **Study / Bedroom 5**
- **Cloakroom**
- **Large Kitchen/Breakfast Room with integrated appliances**
- **Utility Room**
- **4 Bedrooms - 2 with En-Suite Shower rooms**
- **Family Bathroom**
- **Double Glazing & Central Heating**
- **Integrated Double Garage**
- **Large landscaped level gardens with excellent privacy**
- **Large gravelled driveway providing ample off-road parking**

DESCRIPTION: A superbly presented detached family home offering approximately 3,000 sq ft of versatile accommodation, set within large landscaped gardens and enjoying far-reaching views over Exmouth and along the coastline towards Berry Head.
This impressive property features a superb open-plan kitchen/breakfast/family room with integrated appliances and direct access onto the extensive patio and gardens, alongside a spacious sitting room with wood burner, separate dining room, study, utility room and cloakroom. Upstairs are four generous double bedrooms, two with stylish en-suite shower rooms, together with a contemporary family bathroom.

Outside, the property is approached via a large granite gravelled driveway providing extensive parking and access to the integral double garage. The rear garden is a particular highlight, extensively landscaped with level lawns, mature borders, ponds, raised beds, fruit trees, pergola seating area, greenhouse and garden stores, offering excellent privacy and really needs to be seen to be fully appreciated.

SITUATION: The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

ENTRANCE Opaque double-glazed entrance door with matching double-glazed side panels.
RECEPTION HALLWAY Uplighters. Galleried landing. Two radiators. Tiled Floor. Opaque double doors lead off to...
SITTING ROOM 24' 4" (7.42m) x 15' 9" (4.80m): Two large double-glazed windows to the front overlooking the front garden with estuary views. Wood flooring throughout. Corner wood burner on a granite hearth. Downlighters. Two radiators.
DINING ROOM 11' 7" (3.53m) x 11' (3.35m): Double-glazed window to the side. Solid wood flooring. Radiator.

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Step leads down to a **FURTHER HALLWAY** with solid wood stairs with LED stair lights leading up to the first floor. Floor to ceiling double glazed windows overlooking the front driveway. Tiled floor. Radiators. Doors lead off to...

STUDY/BEDROOM 5 10' 10" (3.30m) x 7' 8" (2.34m): Double glazed window to the side. Solid wood flooring. Radiator.

CLOAKROOM White suite with low level WC. Wash hand basin on a vanity unit with cupboard under, tiled splash back and mixer tap. Tiled floor. Opaque double glazed window to the side. Extractor fan. Chrome rung radiator.

KITCHEN/BREAKFAST/FAMILY ROOM 24' 3" (7.39m) x 17' 3" (5.26m): Large bright spacious room with double glazed window to the side and double glazed sliding doors and windows to the rear garden. Tiled flooring throughout. Downlighters. Radiator. The kitchen comprises solid wood worktop surfaces in tiled splash back with stainless steel one and half bowl sink with drainer and mixer shower tap. Five ring Smeg stainless steel gas hob. Cupboards and drawers under with integrated Bosch dishwasher. Two Smeg ovens. LED kick space lighting. Three matching wall mounted cupboards. Bosch stainless steel and glass cooker hood with downlighters. Chrome rung radiator. Matching storage units. Two doors lead off to the utility and the garage.

UTILITY 10' 10" (3.30m) x 7' 8" (2.34m): Matching solid wood worktop surfaces with undercounter stainless steel sink with mixer tap in tiled splash back. Cupboards under. Space for washing machine and tumble dryer or freezer. Matching wall mounted cupboards. Roller door storage cupboard. Door to the outside. Tiled floor. Radiator.

GARAGE 21' 6" (6.55m) x 18' 4" (5.59m): Large garage with a double glazed window to the rear and opaque double glazed door to the rear. Remote controlled roller shutter door. Power and light.

FIRST FLOOR

LANDING Galleried landing overlooking the entrance with a double glazed remote controlled Velux window above. Downlighters throughout. Four double-glazed windows overlooking the driveway. Radiator. Doors lead off to...

MASTER BEDROOM 15' 9" (4.80m) x 12' 10" (3.91m): Large bright spacious room. Apex double glazed windows to the front and double doors to the front with a glass Juliette balcony with sea views down the coastline. Two double glazed Velux windows. Two radiators. Two built-in eaves storage wardrobes. Downlighters. Door to ...

EN-SUITE 8' 2" (2.49m) x 5' 5" (1.65m): White suite comprising double walk-in shower cubicle with twin-headed mains-fed shower with glass screen. Low level WC. Wash hand basin with mixer tap with cupboard under. Walls in full tiled surround. Tiled floor. Vanity Mirror. Downlighters. Shaver point. Chrome rung radiator. Opaque double-glazed window.

BEDROOM 2 18' 4" (5.59m) x 17' 10" (5.44m): Double glazed window to the rear overlooking the garden. Two Velux windows to the front. Downlighters. Radiator. Door to...

EN-SUITE 9' 3" (2.82m) x 6' (1.83m): White suite comprising corner shower cubicle with built-in shower with glass double doors. Low level WC. Wash hand basin with mixer tap on a vanity unit with cupboard under. Walls in full tiled surround. Radiator. Shaver point. Vanity mirror. Double glazed Velux window to the rear. Additional chrome rung radiator.

BEDROOM 3 15' (4.57m) x 12' 10" (3.91m): Double glazed Velux window to the side. Apex double glazed window to the rear with double glazed double doors with glass Juliette balcony. Radiator. Downlighters.

BEDROOM 4 10' 11" (3.33m) x 9' 1" (2.77m): Double glazed Velux window to the side. Eaves storage. Radiator.

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FAMILY BATHROOM 11' 7" (3.53m) x 9' 1" (2.77m): Panelled bath in full tiled surround with a built-in shower over with glass screen. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround and tiled floor. Large vanity mirror with shaver point. Downlighters. Extractor fan. Opaque double-glazed window to the side. Radiator plus an additional chrome runged radiator.

OUTSIDE: The property is approached via its own granite gravelled driveway, providing parking for numerous vehicles and access to the main entrance. A matching gravelled pathway extends around the front and sides of the property, leading through to the rear garden.
The front garden has been thoughtfully landscaped by the current owners and features a square lawn centred around an attractive pond, bordered by mature planted beds.
The rear garden is a particular feature of the property and must be seen to be fully appreciated. Accessed directly from the kitchen, a large paved patio spans the full width of the property and extends out towards the garden, creating an excellent seating and entertaining area complete with a covered pergola. Beyond the patio lies a level lawned garden, beautifully landscaped by the owners to include an oval pond, mature planted borders, raised vegetable beds, fruit trees, a timber garden store, greenhouse, and an additional composite garden store, all enjoying an excellent degree of privacy
The property also benefits from a 4kw photo-voltaic array generating a feed in payment of approx. £600pa and its own private drainage system.

DIRECTIONS: As you come down the hill into Exmouth take the third turning on the left onto Featherbed Lane. Continue to the end of the road and turn left onto Hulham Road. Towards the top of Hulham Road right onto Dinan Way, then take the fourth turning left onto Bystock Road, you will find the turning to Marley Road half way up on the left.
WHAT3WORDS: ///save.wages.open

GROUND FLOOR
1729 sq.ft. (160.6 sq.m.) approx.

1ST FLOOR
1331 sq.ft. (123.7 sq.m.) approx.

MARLEY LAWN, MARLEY ROAD, EXMOUTH, DEVON. EX8 5DW

TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.

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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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.