

01395 222350

LINKS
ESTATE AGENTS

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Offers in Excess of £525,000
73 Maple Drive, Exmouth, EX8 5NR



- Extended & Well Presented 5 Bedroom House • Gas Central Heating & Double Glazing
 - Ground Floor Annexe Potential • Cloakroom, Living / Dining Room
 - Good Sized Kitchen / Dining / Family Room • Utility & 2 Ground Floor Offices
- 5 Bedrooms, En - Suite & Family Bathroom • Garage, Enclosed Rear Garden, Ample Driveway Parking



Accommodation

Ground Floor

Step up to composite front entrance door, with outside lighting, leading to:

Entrance Porch

Obscure double glazed windows to front. 2 useful storage cupboards including gas and electric metres. Tiled flooring. uPVC double glazed door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Radiator. Smoke alarm. Doors leading to:

Cloakroom

Modern fitted white suite of low level WC and vanity wash hand basin. Radiator. Tiled flooring.

Living / Dining Room 26'11" (8.2m) Max x 12'3" (3.73m) Max

uPVC double glazed window to front gaining distant Haldon Hill views. Fitted log effect electric fire. 2 radiators. Laminate flooring. Double doors leading to:

Kitchen / Dining / Family Room 22'5" (6.83m) Max x 18'9" (5.72m) Max

Dual aspect having uPVC double glazed French doors leading to rear garden, uPVC double glazed windows to side and rear and two skylight windows. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces and matching up stands. Matching Island / breakfast bar. Inset stainless steel one and a half bowl sink with mixer tap and work top drainer. Built - in Induction hob with filter hood above and 2 eye level ovens and microwave oven opposite. Integrated dishwasher. Integrated fridge and freezer. Part tiled and wooden flooring. Radiator. 2 radiators. Door leading to:

Utility 7'3" (2.21m) x 5'3" (1.6m)

Double glazed skylight. Cupboard storage units with roll edged work surface and tiled splashback. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Wall mounted concealed gas fired boiler that supplies the central heating and domestic hot water. Tiled flooring. Doors leading to garage,

Office 11'7" (3.53m) x 8'2" (2.49m)

uPVC double glazed window to rear. Radiator. Wooden flooring,

Office 2 8'1" (2.46m) x 4'3" (1.3m)

Skylight to side. Radiator. Wooden flooring.

First Floor

Landing

uPVC double glazed window to rear. Useful linen storage cupboard. Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to all bedrooms and family bathroom.

Bedroom 1 12'6" (3.81m) x 10'2" (3.1m)

uPVC double glazed window to rear. Range of fitted wardrobes and cupboard storage units. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. White suite comprising shower cubicle with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Fully tiled walls and floor.



Bedroom 2 11'3" (3.43m) x 9'7" (2.92m)

uPVC double glazed window to front gaining far reaching Haldon Hill views. Radiator.

Bedroom 3 8'9" (2.67m) x 7'9" (2.36m)

uPVC double glazed window to front gaining Exe Estuary and Haldon Hill views. Radiator.

Bedroom 4 8'7" (2.62m) x 8'2" (2.49m) Plus Recess

uPVC double glazed window to rear. Radiator. Wooden flooring.

Bedroom 5

uPVC double glazed window to front gaining Exe Estuary and Haldon Hill views. Useful bulkhead storage cupboard. Radiator. Wooden flooring.



Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor.

Externally

The property has an extensive brick paved driveway providing off road parking for several motor vehicles, boats or motor homes. There is then an open plan section which is laid to lawn. Driveway leads to:

Garage 18'0" (5.49m) x 8'7" (2.62m)

Remote roll up and over door front. Power and light connected.

Rear Garden

The property enjoys a level and enclosed Rear Garden which is laid mainly to lawn, with a patio area adjacent to the side of the property and a raised timber decking area to the rear of the garden being ideal front door dining and sitting during the fine weather. Timber panel fenced boundaries. Outside water tap. Outside lighting. Outside power points. To the rear of the garden is a good sized timber garden shed. Front pedestrian access to side of property via timber garden.



Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter.

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification

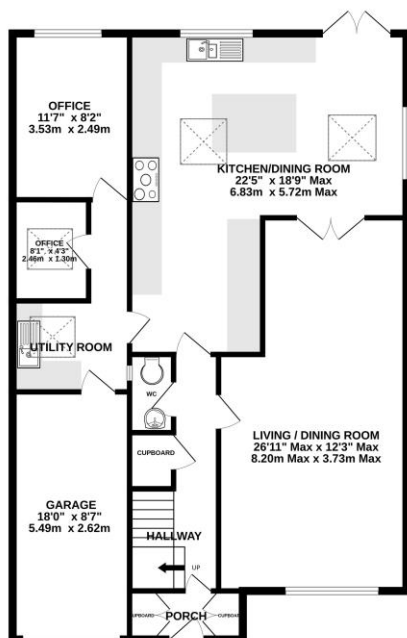


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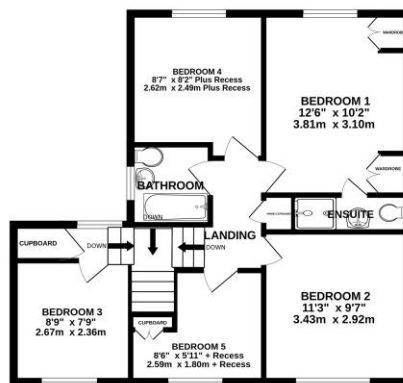
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GROUND FLOOR



1ST FLOOR



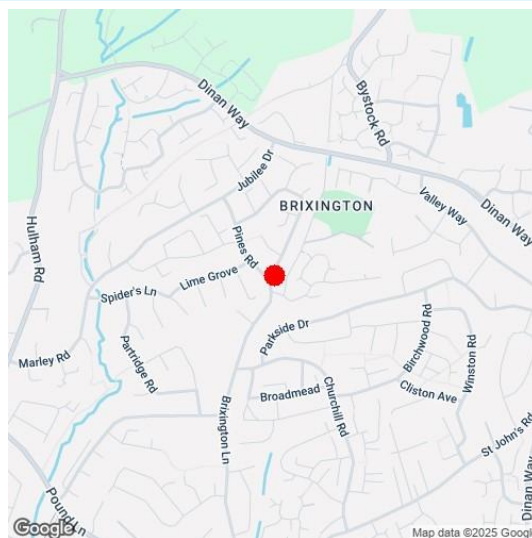
MAPLE DRIVE, EXMOUTH

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.
Made with Metreplan C2025

Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Take the 4th turning on the right into Pines Road and then second left into Maple Drive. The property will be found on the right hand side, clearly identified by out for sale board.

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		
	75	83



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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