



6 Hulham Vale, Exmouth, EX8 4QB

GUIDE PRICE

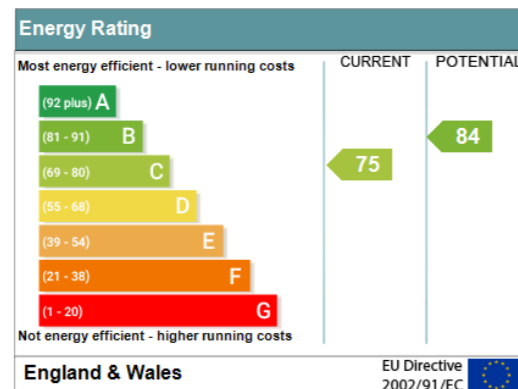
£625,000

TENURE Freehold



**An Extremely Spacious Detached Residence Forming Part Of A Select Cul-De-Sac Of Quality Properties Enjoying Wonderfully Sized Corner Plot Gardens, Double Width Block Paved Driveway And Detached Double Garage**

Reception Hall \* Ground Floor Cloakroom/Wc \* Dual Aspect Lounge \* Dining Room  
 Kitchen/Breakfast Room \* Utility Room \* Study/Bedroom 5 \* Four First Floor Good Size  
 Bedrooms – Two With En-Suite Shower Rooms/Wc \* Family Bathroom Suite \* Gas Central  
 Heating Double Glazed Windows \* Pleasant Open Aspect Views Towards The Estuary  
 And Coastline Beyond \* Viewing Recommended



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## 6 Hulham Vale, Exmouth, EX8 4QB

Built in 2005 this spacious quality detached house boasts wonderful corner position with lovely gardens and enjoying pleasant open aspect views, four good size bedrooms, two en-suite shower rooms, family bathroom, lounge, dining room, kitchen/breakfast room, utility and study. Those looking for a spacious family home should view at their earliest convenience.

**THE ACCOMMODATION COMPRISES:** Entrance canopy with courtesy light with wood-effect double glazed front door giving access to:

**SPACIOUS RECEPTION HALL:** Stairs rising to first floor landing with useful understairs storage cupboard beneath, radiator, telephone point.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal wash hand basin, WC, extensively tiled walls, radiator, mirror fronted medicine cabinet, double glazed window with patterned glass.

**LIVING ROOM:** 5.69m x 3.68m (18'8" x 12'1") measurement into bay window, which overlooks the front aspect. Further double glazed window to side aspect, feature stone-effect fireplace and hearth housing living flame-effect coal gas fire, radiator, TV point, glazed panelled double doors to:

**DINING ROOM:** 3.68m x 3.63m (12'1" x 11'11") TV point, double glazed double doors to:

**CONSERVATORY:** 3.53m x 2.97m (11'7" x 9'9") uPVC double glazed windows to three sides gaining lovely views across the gardens, town and estuary in the distance. double glazed double doors opening onto the rear decked sun terrace.

**KITCHEN/BREAKFAST ROOM:** 4.8m x 3.02m (15'9" x 9'11") Accessed from both the reception hall and the dining room. Fitted with a range of patterned work surfaces with tiled surrounds, range of cupboards and drawer units, integrated dishwasher beneath worktops, ceramic one and a half bowl sink unit with mixer tap, four ring gas hob with stainless steel chimney style extractor hood over with light, built-in oven and grill with cupboards above and below, range of wall mounted cupboards with concealed lighting beneath, integrated fridge and freezer, radiator, recessed ceiling spotlighting, two sets of double glazed windows to rear aspect enjoying pleasant open outlook.

**UTILITY ROOM:** 2.67m x 1.5m (8'9" x 4'11") Fitted with patterned worktops with cupboard and plumbing for automatic washing machine and further appliance space beneath, inset one and a half bowl single drainer sink unit with mixer tap, tiled splashback, wall mounted gas boiler for hot water and central heating, wall mounted cupboards, radiator, extractor fan, double glazed door with patterned glass giving access to outside.

**STUDY/BEDROOM 5:** 2.67m x 2.51m (8'9" x 8'3") Fitted with a range of desk and worktops with cupboards beneath, incorporating a coats hanging rail and fitted cupboards, radiator, TV point, telephone point, wood laminate flooring, double glazed window to front aspect.

**FIRST FLOOR LANDING:** Access to roof space via loft ladder, radiator, airing cupboard housing Megaflo water cylinder with slatted shelving.

**BEDROOM 1:** 5.03m x 3.68m (16'6" x 12'1") An excellent spacious main bedroom with quality range of floor to ceiling built-in wardrobes, radiator, TV point, double glazed window to front aspect.

**EN-SUITE SHOWER ROOM/WC:** Fitted with a good size shower cubicle with sliding splash screen doors, Mira shower unit, tiled cubicle, pedestal wash hand basin with mirror fronted medicine cabinet over, WC, part-tiled walls, shaver socket, double glazed window with patterned glass, recessed ceiling spotlighting, ceiling extractor fan.

**BEDROOM 2:** 3.18m x 2.74m (10'5" x 9'0") A fine guest suite. Built-in quality range of floor to ceiling wardrobes, TV point, radiator, double glazed window to front aspect,

**EN-SUITE SHOWER ROOM/WC:** With good size shower cubicle with sliding shower splash screen doors, Mira shower unit, tiled cubicle, pedestal wash hand basin, WC, radiator, extensively tiled walls, shaver socket, mirror fronted medicine cabinet, double glazed window with patterned glass, recessed ceiling spotlighting, ceiling extractor fan.

**BEDROOM 3:** 3.38m x 3.12m (11'1" x 10'3") Radiator, double glazed window to rear aspect enjoying lovely views to the rear aspect, across the town to the estuary and coastline in the distance.

**BEDROOM 4:** 3.07m x 2.87m (10'1" x 9'5") Radiator, double glazed window to rear aspect, again gaining lovely far-reaching views across the town to the sea and estuary in the distance.

**FAMILY BATHROOM/WC:** Comprising of bath with shower attachment, shower splash screen, pedestal wash hand basin, WC, heated towel rail, shaver socket, fully tiled walls, recessed ceiling spotlighting, ceiling extractor fan, double glazed window with patterned glass.

**OUTSIDE:** Located at the head of this select cul-de-sac, the property enjoys a wonderfully sized plot with block paved double width driveway providing off road parking and leading to a detached double garage. Steps lead down to the property with attractive decorative stone garden areas with well stocked and colourful flower and shrub beds. A side gate gives access through to the side and rear gardens which comprise of extensive area of lawned gardens with fish pond, well stocked and colourful flower and shrub beds, raised decked sun terrace adjoining the rear of the property providing an excellent outside entertaining area, outside light, cold water tap. From this area is a patio pathway leads through to a side garden area comprising of lawn, decorative stone, shrubs and TIMBER GARDEN SHED.

**DETACHED DOUBLE GARAGE:** 5.08m x 4.98m (16'8" x 16'4") With two remote controlled up and over doors and personal door to rear aspect, with under eaves storage space, power and light connected.

**SEPARATE FLOOR PLAN:**