



Connells

Ivydale
Exmouth



Property Description

Occupying a desirable position within the sought-after Ivydale area of Exmouth, this spacious detached family home enjoys stunning far-reaching views from the rear aspect towards the estuary and coastline.

The ground floor offers a welcoming entrance hall with convenient downstairs W.C. The generous living room provides an excellent space for relaxing and entertaining and flows through an open archway into the dining area. From here, doors lead to both the conservatory and kitchen, creating a practical and sociable layout. The kitchen enjoys a pleasant rear outlook and is complemented by a separate utility room, which also provides internal access to the single garage. To the rear of the property, the conservatory offers a bright additional reception space with direct access to the garden and a wonderful vantage point from which to enjoy the surrounding views. Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes and storage. A family bathroom completes the first-floor accommodation.

Externally, the rear garden has been designed for ease of maintenance, featuring split-level patio seating areas and attractive gravelled flower beds. The elevated position allows the garden to make the most of the impressive views towards the estuary and coastline, creating a fantastic outdoor space for relaxing or entertaining. To the front, the property benefits from a private driveway providing off-road parking and access to the single garage.

Living Room

Open plan room with double glazed front aspect window, gas fire, wall mounted radiator.

Dining Area

Wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, sink unit, oven and hob.

Downstairs WC

Double glazed side aspect window, low level toilet, wash hand basin.

Utility Room

Boiler, washing machine, fridge freezer, wall mounted radiator. Doors to garage and conservatory.

Conservatory

Sea views.

Landing

Double glazed side aspect window.

Bedroom 1

Double glazed front aspect window, double wardrobe, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window with sea and estuary views, fitted wardrobes, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, fitted cupboard over stairs, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with shower over, low level toilet, wash hand basin.

Rear Garden

Patio area, greenhouse, fenced surround.

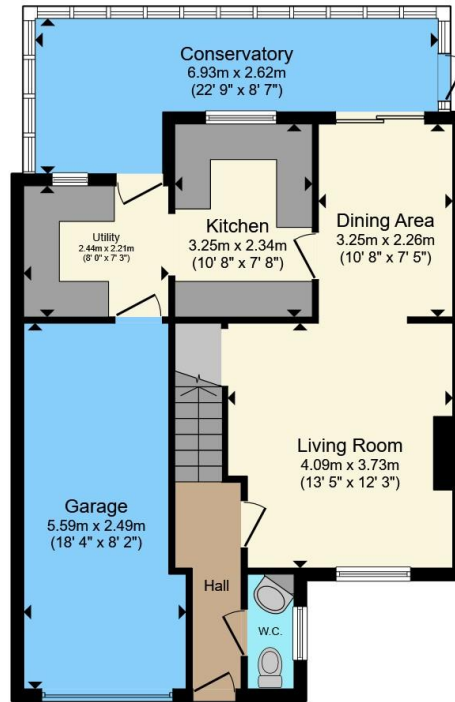
Garage

With electric door.

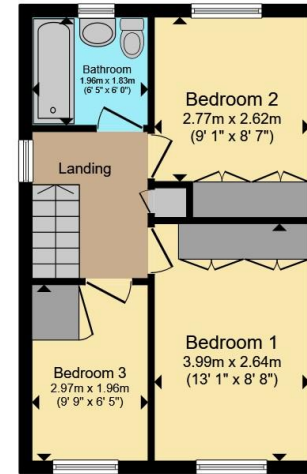








Ground Floor



First Floor

Total floor area 109.9 m² (1,183 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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