



£565,000

92 Hulham Road, Exmouth, EX8 3LB



01395 265530





**Substantial five bedroom very well presented semi-detached family home offering spacious and well planned accommodation, conveniently situated within walking distance of the town centre, train station and schools.**

**Reception Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Downstairs Shower Room**

**Five Bedrooms**

**Large Family Shower Room**

**Sunny Aspect Rear Garden With Large Useful Outbuilding**

**Ample Parking**

**Garage**

**ENTRANCE** Opaque double glazed entrance door to:-

**ENTRANCE PORCH** Two double glazed windows to the front and opaque double glazed window to either side. Opaque door with matching side panels to:-

**RECEPTION HALL** Stairs leading up to the first floor. Radiator. Engineered wood flooring. Picture rail. Large built-in understairs cupboard. Doors leading off to:-

**SITTING ROOM 17' 2" (5.23m) x 11' (3.35m)**

A lovely and bright spacious room. Double glazed bay window to the front. Feature Smeg gas fire. Picture rail. Radiator. Glazed double doors leading through to:-

**DINING ROOM 13' (3.96m) x 11' 5" (3.48m)**

Double glazed windows to the rear. Double glazed doors leading out to the rear garden. Feature brick open fireplace with a wooden mantle. Fitted shelving with storage and cupboards under. Picture rail. Radiator. Door leading back to the hallway.

**KITCHEN 15' 5" (4.70m) x 8' 11" (2.72m)**

Large double glazed window to the rear. Double glazed window to the side. Granite effect worktop surfaces in tiled splashback. Ceramic 1½ bowl sink with drainer and mixer tap. Five ring gas hob. Stainless steel cooker hood with underlighting. Wood fronted cupboards and drawers under with integrated oven and space for washing machine. Integrated fridge and dishwasher. Matching wall mounted cupboards with underlighting. Corner display shelving. Radiator. Opaque glazed door leading to:-

**REAR LOBBY** Double glazed windows to the side and one to the rear. Double glazed door leading to the outside. Opening to:-

**UTILITY/LARDER** Fitted shelving. Tiled floor. Space for fridge freezer.

**SHOWER ROOM 7' 4" (2.24m) x 4' 7" (1.40m)**

White suite comprising:- low level W.C. Wash hand basin with mixer tap and cupboard under. Fully tiled shower cubicle with built-in shower. Opaque double glazed window to the side. Tiled floor. Radiator.

**FIRST FLOOR LANDING** Hatch to roof. Doors leading off to:-

**BEDROOM 1 17' 2" (5.23m) x 9' 6" (2.90m)**

Double glazed bay window to the front. Picture rail. Radiator. Extensive range of built-in fitted wardrobes along one wall.

**BEDROOM 2 13' (3.96m) x 11' 5" (3.48m)**

Double glazed window to the rear. Picture rail. Radiator. Two double fitted wardrobes with cupboards above.

**BEDROOM 3 9' 7" (2.92m) x 9' 6" (2.90m)**

Double glazed window to the rear. Picture rail. Radiator.

**BEDROOM 4 15' 2" (4.62m) x 8' 5" (2.57m)**

Double glazed window to the front. Radiator.

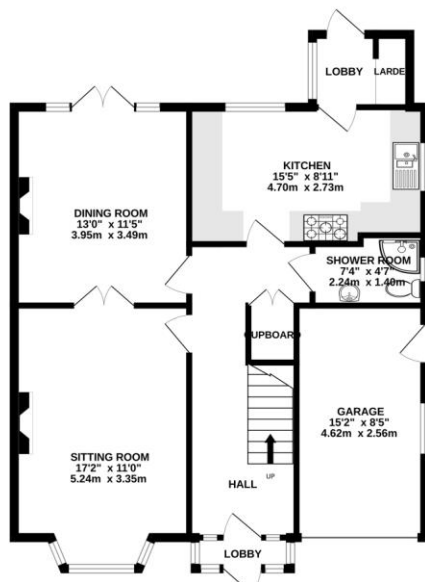
**BEDROOM 5 7' (2.13m) x 6' 4" (1.93m)** Double glazed window to the front.

**FAMILY SHOWER ROOM 13' (3.96m) x 5' 11" (1.80m)** Large room with double glazed opaque window to the rear and to the side. Large walk-in shower cubicle with built-in shower and twin headed shower unit. Wall hung wash hand basin with mixer tap. Low level W.C. Feature timber panelled wall. Downlighters. Chrome rung radiator. Extractor fan.

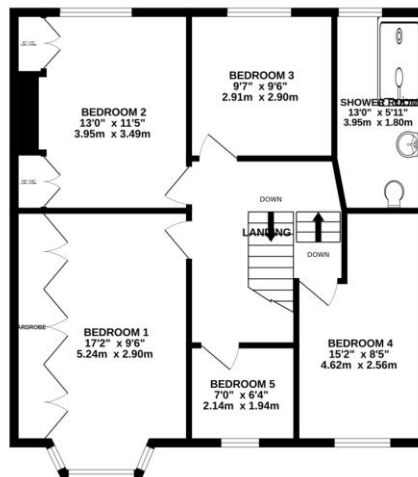




GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

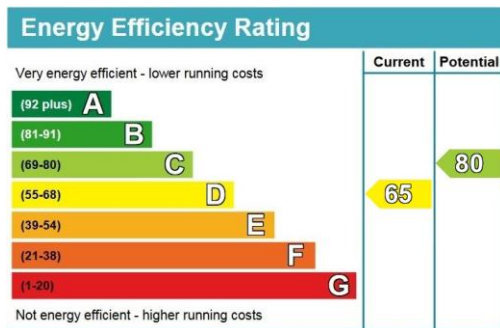


1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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## OUTSIDE FRONT

Level area of lawned garden with mature shrubs and flowering plants. Driveway providing. **Parking For Several Cars.** To the side of the property is access to:-

## REAR GARDEN

A lovely sunny aspect rear garden with extensive area of well maintained level lawn with a variety of beds and fully enclosed by brick walling. Very useful

## Timber Built Outbuilding - Two Separate Sections Divided As:-

**17' 7" (5.36m) x 11' 5" (3.48m) AND 11' 4" (3.45m) x 4' (1.22m)**

Separate entrance doors to each section. The larger area has two double glazed windows. It has power and light and is ideal for a variety of uses.

## SINGLE GARAGE 15' 2" (4.62m) x 8' 5" (2.57m)

Up and over door. Power and light.

## DIRECTIONS

From the town centre, head towards Exeter passing the train station on your left. Proceed through two sets of traffic lights and turn right onto Hulham Road signposted Ottery St Mary. Continue on this road passing Hulham Road Stores on your right where the property will be found shortly after on the right hand side.  
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## COUNCIL TAX BAND E

## FREEHOLD

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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.

