



Guide Price £310,000
30 Maple Drive, Exmouth, Devon, EX8 5NR



A modern semi-detached house occupying a large prominent corner site with enclosed gardens, garage and driveway parking.

- Enclosed entrance porch
- Spacious sitting room & dining area
- Modern kitchen with some built -in appliances
- Three well-proportioned bedrooms
- Well appointed bathroom/w.c.
- Gas central heating & UPVC double glazing
- Enclosed garden to the side and rear with a useful shed
- Garage & driveway parking
- Close to local shops, schools and bus routes
- EPC = D
- Council Tax = C

Worth viewing because...

This well located modern semi-detached house has been much improved by its present owners and occupies a large corner site with enclosed gardens to the side & rear having a useful shed. There is also a garage with power/light connected and driveway parking.

In more detail...

To the front of the house is an enclosed entrance porch leading to a spacious sitting room and dining area. From the dining area French doors lead out to the rear garden and there is also a door leading to the kitchen which has a range of modern units with a built-in fan assisted electric oven, five ring gas hob and an integrated fridge/freezer. On the first floor are three well proportioned bedrooms and a fully tiled well appointed bathroom/w.c. having a shower over the bath. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. There are open plan gardens to the front and some of the side of the property which are mainly laid to lawn. The main gardens are to the rear and side of the house and are enclosed by timber fencing. They include some lawn, raised decking, slate chippings and a useful shed. From the rear garden a door leads to the garage which has been re-roofed and has power/light connected. There is driveway parking immediately in front of the garage.

Bear in mind...

The property occupies a large corner site and offers some development/extension opportunity subject to planning permission and building regulations. There are local amenities nearby including a doctor's surgery, shops, schools and bus routes. To avoid disappointment an early viewing is highly recommended.

The coastal town of Exmouth...

The property is situated approximately two and a half miles from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lymptone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.....

Directional note...

Leave Exmouth town centre along Marine Way/A376 Exeter Road. Go straight over at both sets of traffic lights onto Hulham Road. Stay on this road going straight across the mini roundabout and take the next turning right onto Marley Road which later becomes Jubilee Drive. Towards the end of this road turn right onto Pines Road before turning left onto Maple Drive just past the shops. Follow Maple Drive around to the right and this property will be found on the right hand side just past the turning to Laburnum Close.

What 3 Words... senses.oasis.energy



Room dimensions...

Porch – 1.21 x 1.21

Sitting room – 4.86 x 4.00 including the stairs area.

Dining area – 2.80 x 2.47

Kitchen – 2.67 x 2.27

Landing – 1.88 x 1.88 including the stairs area.

Bedroom 1 – 4.02 x 2.91

Bedroom 2 – 2.93 x 2.75

Bedroom 3 – 2.91 maximum x 1.89

Bathroom/w.c. – 1.85 x 1.82

Garage – 4.60 x 2.51

Services – All mains services are connected.

Tenure-Freehold



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.

