



Guide Price £279,950
5 Elmdale , Marley Road, Exmouth, Devon, EX8 5BL



An attractive modern terrace house in a small select mews style development in a quiet tucked away location close to local amenities.

- Beautifully presented throughout
- Ground floor cloakroom
- Spacious living room with French doors out to the rear garden
- Modern kitchen/dining room with built in appliances
- Two double bedrooms – One with a large built-in cupboard
- Newly fitted stylish modern shower room/w.c.
- Gas central heating & UPVC double glazing
- Enclosed sunny aspect rear garden with a summer house
- Private nearby car parking space
- EPC = C
- Council Tax = B

Worth viewing because...

This attractive corner terrace house is one of only seven properties in a small select mews style development built in 2009 by 'Singleton & Manning' who are local builders of great repute. The development enjoys a quiet tucked away location with each house having a private nearby allocated car parking space.

In more detail...

The accommodation offers generous size interesting shape rooms and is presented to a high standard throughout. The reception hall provides access to each of the ground floor rooms with a spacious living room having French doors leading out to the rear garden. There is also a useful downstairs cloakroom and an impressive modern kitchen/dining room with an excellent range of units having patterned work surfaces with matching splashbacks and concealed lighting. The kitchen has integrated appliances including an inset Neff induction hob with a glass splashback and a Neff chimney style extractor hood over, built in Neff fan assisted oven with a slide and hide door, Zanussi washing machine and Hotpoint dishwasher. The first floor landing then leads to two good size double bedrooms and a newly fitted modern shower room/w.c. having a wide shower tray and a Mira shower unit with a fixed rainfall shower head hose and detachable shower head hose. Other features include newly fitted oak doors, gas central heating, UPVC double glazing and a nearby private allocated car parking space. The rear garden is another fine feature of this property being enclosed and landscaped with ease of maintenance in mind. It enjoys a sunny aspect and incorporates a paved patio, artificial lawn and a useful rear gate to a pathway that leads to the car parking area. At the bottom of the garden is a decked terrace where there is a timber summer house. Outside garden lighting.

The Coastal town of Exmouth...

The property is approximately two 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 Lypstone 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.

Bear in mind...

This would make an excellent permanent home or investment property with a C rated Energy Performance Certificate. Local amenities include schools, bus routes and local shops at nearby Pines Road where there is also a doctor's surgery.

Room sizes

Cloakroom: 1.84 x 0.87

Living room: 4.80 narrowing to 3.58 x 3.94

Kitchen/dining room: 3.80 narrowing to 2.80 x 3.05

Bedroom 1: 4.80 narrowing to 3.58 x 3.94

Bedroom 2: 3.80 narrowing to 2.80 x 3.05

Shower room/w.c.: 1.93 x 1.83

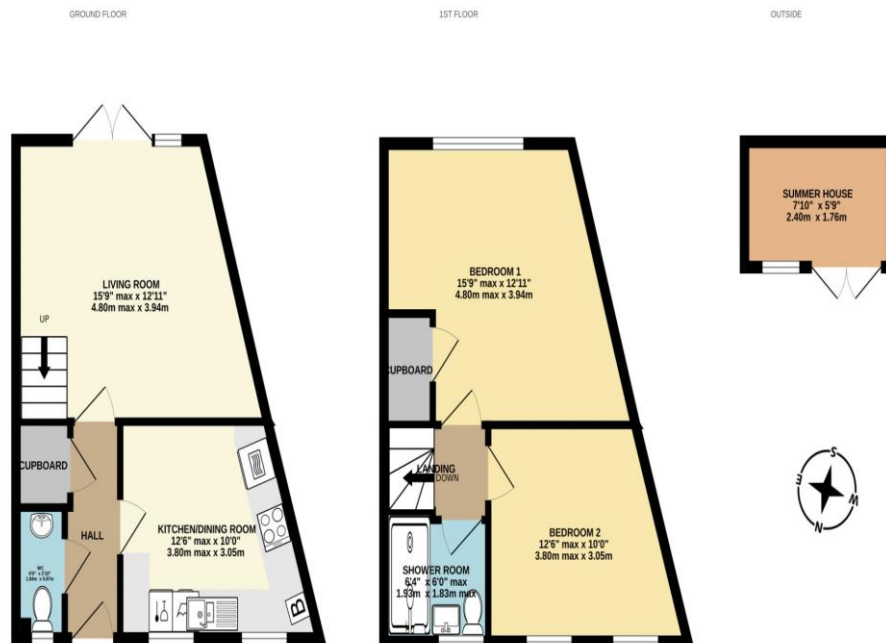
Summer House: 2.40 x 1.76

Services: All mains services connected.

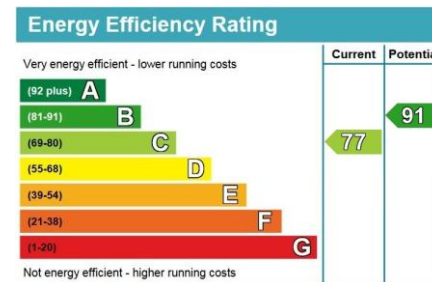


Directions:

Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right just past the traffic lights onto Hulham Road. Follow this road for just over half a mile going straight ahead at the mini roundabout. Then turn right onto Marley Road. Then after 0.2 of a mile turn left onto a small lane which is part of the original Marley Road. The house will then be found a short way down on the right-hand side.



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 particulars, 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.

