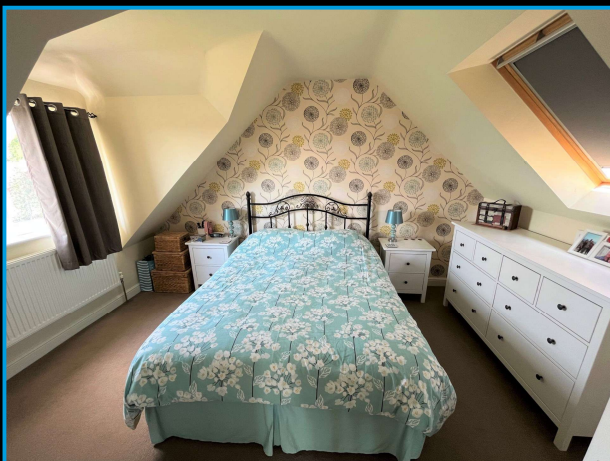
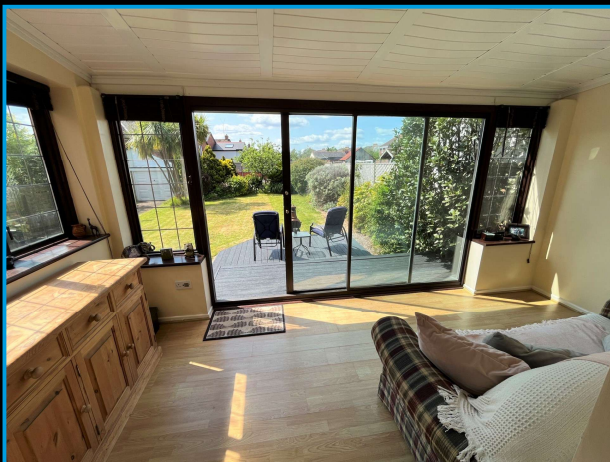


Guide Price £595,000

The Maples, 41 Hulham Road, Exmouth, EX8 3LB



- Well Maintained, 4 Double Bedroom Semi Detached House • Gas Central Heating & Double Glazing
- Cloakroom, 2 Reception Rooms • Kitchen / Breakfast Room, Utility, Sun Room • 3 First Floor Bedrooms & Bathroom • Second Floor Bedroom, Study & Shower Room • Good Sized Gardens, Detached Garage, Ample Parking • Walking Distance Of Town Centre, Train Station & Schools



Accommodation

Ground Floor

Step up to uPVC double glazed sliding patio doors, with outside lighting, leading to:

Entrance Porch

Tiled flooring. Obscure uPVC double glazed main entrance door, with windows to either side, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Smoke alarm. Wall mounted central heating thermostat. Doors leading to dining / family room, kitchen / breakfast room and:

Sitting Room 15'0" (4.57m) Into Bay x 14'8" (4.47m)

Dual aspect having walk - in bay window to front and obscure glazed window to side. Focal point of fitted coal effect gas fire within a marble fireplace surround. Radiator. Picture rail.

Dining / Family Room 17'11" (5.46m) x 12'2" (3.71m)

Window to front with 2 skylights to front. Radiator. Picture rail.

Kitchen / Breakfast Room 12'6" (3.81m) x 9'5" (2.87m)

uPVC double glazed door with window adjacent leading to the sun room. Range of cupboard and drawer storage units with roll edged work surfaces, including breakfast bar and tiled splashback's. Ceramic 1 1/2 bowl sink with single drainer unit and mixer tap. Gas and electric cooker points with filter hood above. Space and plumbing for dishwasher. Further space under the worksurface for appliance. Radiator. Laminate flooring. Useful walk-in storage cupboard / pantry with obscure glazed window to rear, power and light connected. Door leading to utility room and door leading to:

Sun Room 15'0" (4.57m) x 7'9" (2.36m)

Double glazed sliding patio doors leading to rear garden with windows to rear and side.

Utility Room 6'0" (1.83m) x 5'7" (1.7m) Plus Recess

uPVC double glazed window to rear. Roll edged work surface. Space and plumbing for washing machine and further space for tumble dryer. Cupboard housing the gas fired boiler that supplies the central heating and domestic hot water. Door leading to:

Cloakroom

Obscure uPVC double glazed window to rear. White suite of low level WC and vanity wash hand basin. Tiled splashback. Radiator.

First Floor

Landing

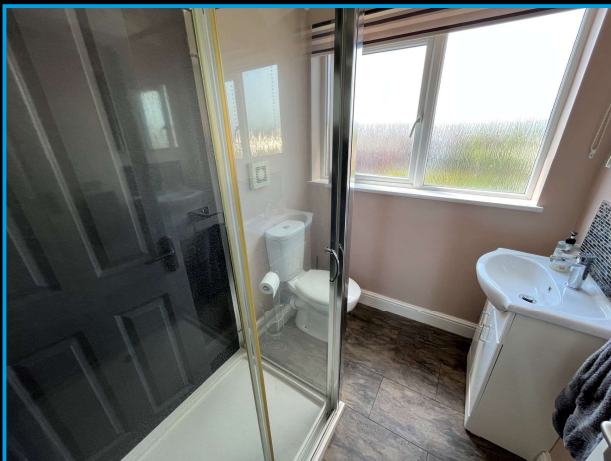
Window to side. Staircase rising to 2nd floor. Smoke alarm. Doors leading to:

Bedroom 2 15'0" (4.57m) Into Bay x 14'7" (4.45m)

Walk - in bay window to front. Focal point of ornate fireplace with tiled back in hearth. Radiator. Picture rail.

Bedroom 3 13'0" (3.96m) x 11'4" (3.45m)

Window to front. Built - in double wardrobe. Radiator. Picture rail.



Bedroom 4 12'6" (3.81m) x 9'6" (2.9m)

Window to rear. Built - in shelved storage cupboard. Radiator. Picture rail.

Bathroom

Obscure glazed window to rear. White suite of panelled bath with electric shower unit over.

Vanity wash hand basin. Heated towel rail. Fully tiled walls and floor.

Cloakroom

obscure glazed window to rear. White suite of low level WC and pedestal wash hand basin. Fully tiled walls and floor.

Second Floor

Landing

Window to side. Access to eaves storage space. Smoke alarm. Doors leading to:

Bedroom 1

Dual aspect, having skylight to front and window to rear that gains Exe Estuary and Haldon Hill views. 2 built - in double wardrobes. Access to eaves storage space. Radiator.

Study 12'2" (3.71m) x 7'10" (2.39m)

Limited headroom. Window to front. Access to eaves storage space. Radiator.

Shower Room

Obscure glazed window to rear. Modern fitted white suite of shower cubicle with electric shower unit and splashback to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.

Externally

The Front Garden has ease and maintenance in mind being laid to shingle with brick and stone wall boundaries. A driveway to the front and side of the property provides ample off-road parking for several motor vehicles. Outside water tap.

Rear Garden

Another feature of this property is the good sized and enclosed Rear Garden that has a decking area immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders that provide year round interest in colour. To the rear of the garden is a further useful area consisting of a further decking area and storage space. The driveway continues to the rear of the garden and leads to the garage. Brick wall and timber panelled fence boundaries.

Garage 18'5" (5.61m) x 8'11" (2.72m)

up and over door to front. Window to side. Power and light connected.

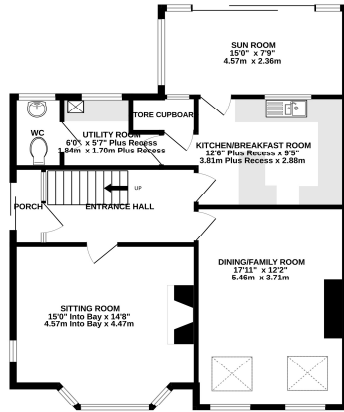
Tenure

The property is FREEHOLD

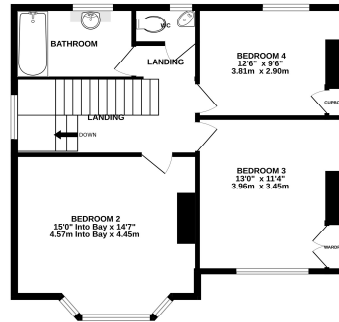
Services

All mains services are connected. The property is on a water meter. Council Tax Band E

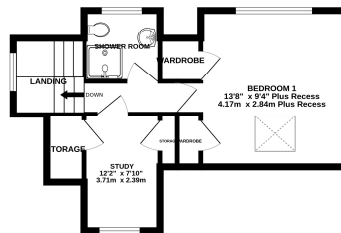
GROUND FLOOR



1ST FLOOR



2ND FLOOR

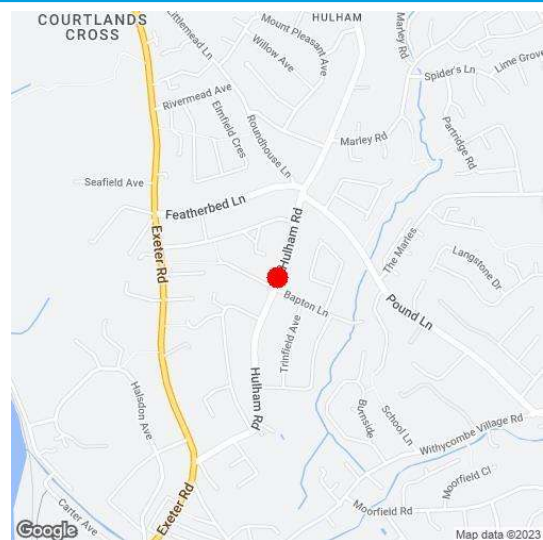


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left, then right at the mini roundabouts into Marine Way and passing the Train Station. Proceed through 2 sets of traffic lights, then turn right onto Hulham Road signposted Otter St Mary. Bear left where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.