

**Price £375,000**  
**24 Ivydale, Exmouth, EX8 4JX**



- Modern Detached Bungalow In Popular Location • Breathtaking Sea, Coastline, Estuary & Hill Views
- Gas Central Heating & Double Glazing • Living / Dining Room & uPVC Conservatory With Views
- Modern Fitted Kitchen With Views • 3 Bedrooms, Bathroom With WC & Cloakroom • Garage, Driveway & Southerly Facing Rear Garden • Handy For Amenities, Viewing Strongly Advised



### Accommodation

Step up to uPVC double glazed front entrance door, beneath storm porch, and having outside security lighting and meter boxes, that leads to:

### Entrance Hall

Radiator. Wall mounted trip switch fuse box. Useful storage cupboard with slatted shelving and electric heater. Wall mounted burglar alarm control panel. Coved ceiling. Doors leading to living/dining room and:

### Bedroom 3 12'3" (3.73m) x 6'9" (2.06m)

Window to side. Radiator. TV point. Telephone point.

### Living / Dining Room 18'8" (5.69m) x 15'11" (4.85m)

Window to rear taking in those far reaching Sea, Coastline, Haldon Hill and Exe Estuary views. Focal point of fitted coal effect gas fire inset in fireplace surround. Radiator. TV point. Sky point. Telephone point. Wall mounted central heating thermostat. Smoke alarm. Coved ceiling. Doors leading to kitchen, inner hallway and uPVC double glazed doors leading to:

### Conservatory 9'6" (2.9m) x 8'1" (2.46m)

uPVC double glazed construction to 3 sides, again gaining those far reaching views. Large uPVC double glazed tilt and slide door to patio, and 2 side doors

### Kitchen 9'9" (2.97m) x 8'5" (2.57m)

External door to rear with window adjacent, again, far reaching views. Range of modern matching wall and floor mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel 1½ bowl sink and single drainer unit with mixer tap. Built-in 4 ring ceramic hob with electric oven below and filter hood above. Space and plumbing for dishwasher. Further space under work top for fridge and freezer etc. Tiled flooring.

### Inner Hallway

Access to insulated loft space. Doors leading to:

### Bedroom 1 11'10" (3.61m) x 9'11" (3.02m)

Window to front. Radiator. TV point. Telephone point. Coved ceiling.

### Bedroom 2 9'11" (3.02m) x 8'7" (2.62m)

Box Window to front with deep sill. Radiator. Coved ceiling.

### Shower Room

Obscure glazed window to side. Modern white suite comprising double shower cubicle with thermostatically controlled shower unit over, panelling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

### Cloakroom

White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Radiator. Extractor fan.





### Front Garden

There is an easy to maintain area of Front Garden with a pathway to either side of the property giving rear pedestrian access, with security lighting, via timber garden gates. A driveway provides off road parking for 2 motor vehicles and leads to:

### Garage 16'10" (5.13m) x 8'3" (2.51m)

Up and over door to front. uPVC double glazed personal door to side. Space and plumbing for washing machine. Wall mounted gas fired combi boiler supplying the central heating and domestic hot water. Power and light connected.

### Southerly Facing Rear Garden

A feature of the property are the good sized South Facing Rear Gardens which, again, enjoy those breathtaking views. There is a larger patio 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 providing year round interest and colour. Timber panelled fencing. Timber garden shed and potting shed. Outside water tap. Outside security lighting. Front pedestrian access to either side of the property.

### Tenure

The property is FREEHOLD

### Services

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

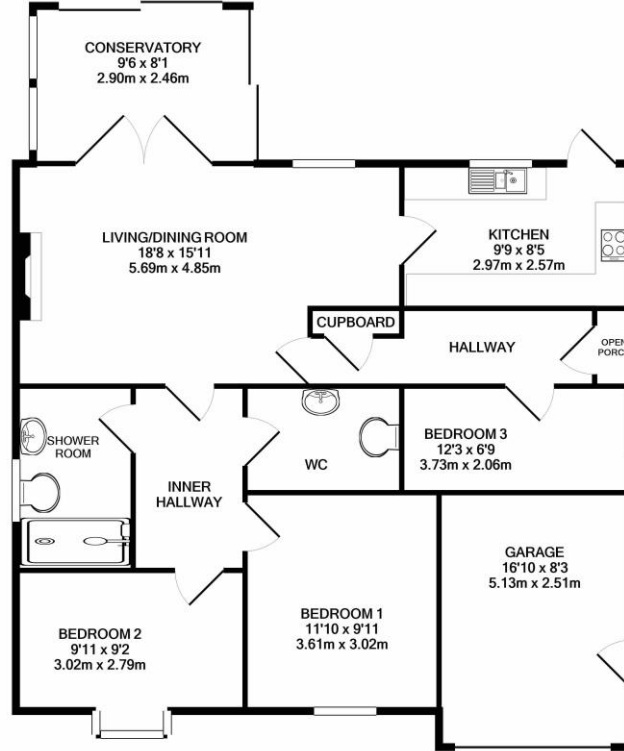
### Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Quilter Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority (FCA)





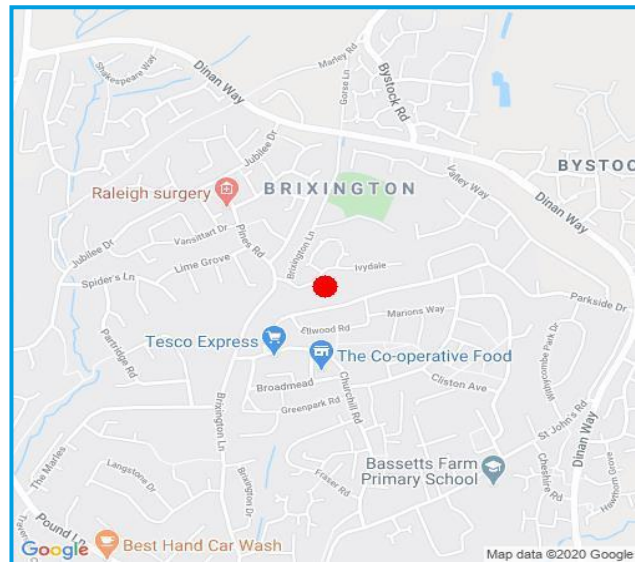
**IVYDALE, EXMOUTH**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Exmouth town centre, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Continue on into Brixington Lane, turn right into Ivydale, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-58) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>86</p> <p>57</p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-58) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>84</p> <p>50</p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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.