

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £485,000
39 Ivydale, Exmouth, EX8 4TA



- Immaculate & Improved Detached House • Popular Cul-De-Sac Location • Gas Central Heating & Double Glazing • Cloakroom, Living Room, Dining Room • Modern Fitted Kitchen, Utility, 20' Conservatory • 4 First Floor Bedrooms, En - Suite & Bathroom • Views Towards Exe Estuary, Haldon Hills & The Sea • Garage, Double Width Driveway, Corner Plot Gardens



Accommodation

Ground Floor

Composite front entrance door, beneath pitched and tiled, pillared, storm canopy, with outside lighting, leading to:

Entrance Hall

Stair case rising to first floor. Radiator. Dado rail. Smoke alarm. Coved ceiling. Wall mounted central heating thermostat. Doors leading to living room, kitchen and:

Cloakroom

Obscure glazed window to front. Modern white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator.

Living Room 15'5" (4.7m) Into Bay x 10'2" (3.1m)

Walk - in bay window to front. Radiator. TV point. Coved ceiling. Hardwood flooring. Open archway leading to:

Dining Room 11'2" (3.4m) x 8'8" (2.64m)

uPVC double glazed sliding patio doors leading to conservatory. Radiator. Coved ceiling. Hardwood flooring. Door leading to:

Kitchen 12'6" (3.81m) x 10'7" (3.23m) Plus Recess

uPVC double glazed sliding patio doors leading to conservatory. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching upstands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring Neff induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Space for freestanding fridge / freezer etc. Useful under stairs storage cupboard. Door leading to:

Utility Room 9'6" (2.9m) x 4'1" (1.24m)

Composite external door to side. Cupboard storage units with roll edged work surfaces and matching upstands. Stainless steel single sink and drainer unit. Space and plumbing for washing machine. Radiator. Wall mounted, gas fired, boiler supplying central heating and domestic hot water.

Conservatory 20'6" (6.25m) x 7'11" (2.41m)

uPVC double glazed windows to 3 sides and glass roof. uPVC double glazed external doors to either side. Wall mounted electric heater. TV point.

First Floor

Landing

Airing cupboard housing the hot water tank with slatted shelving. Access to insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 13'0" (3.96m) x 11'5" (3.48m) Plus Recess

Triple glazed window to rear gaining distant Exe Estuary and Haldon Hill views. 2 x built - in double wardrobes. Radiator. TV point. Door leading to:

En - Suite

Obscure glazed window to rear. Modern white suite of shower cubicle with electric shower unit, splash screen door and tiled to ceiling height. Concealed cistern WC and vanity wash hand basin. Heated towel rail. Extractor fan. Inset ceiling lights.

Bedroom 2 12'3" (3.73m) Into Recess x 8'7" (2.62m) Plus Recess

Window to front with distant Sea and South Devon Coastline views. Radiator.





Bedroom 3 8'7" (2.62m) x 8'6" (2.59m) Plus Recess

Window to rear gaining distant Exe Estuary and Haldon Hill views. Radiator.

Bedroom 4 7'10" (2.39m) x 7'6" (2.29m)

Window to front gaining distant Sea and South Devon coastline views. Radiator.

Bathroom

Obscure glazed window to side. Modern fitted white suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan.

Externally

To the front is an open plan Front Garden area having ease of maintenance in mind being laid to shingle with various plants. Outside meter boxes. A driveway provides off road parking for 2 vehicles, side by side, and leads to:

Integral Garage 17'9" (5.41m) x 8'1" (2.46m)

Up and over door to front. Power and light connected. Wall mounted electric trip switch fuse box.

Rear Garden

The property enjoys a larger than average, landscaped, private and level corner plot garden, again, having ease of maintenance in mind. There is a patio and composite decking areas being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to Stone chippings and border planting that provides year round interest and colour. Timber garden shed. Timber fenced boundaries. Outside water tap. Front pedestrian access to either side of property via timber garden gates.



Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, 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

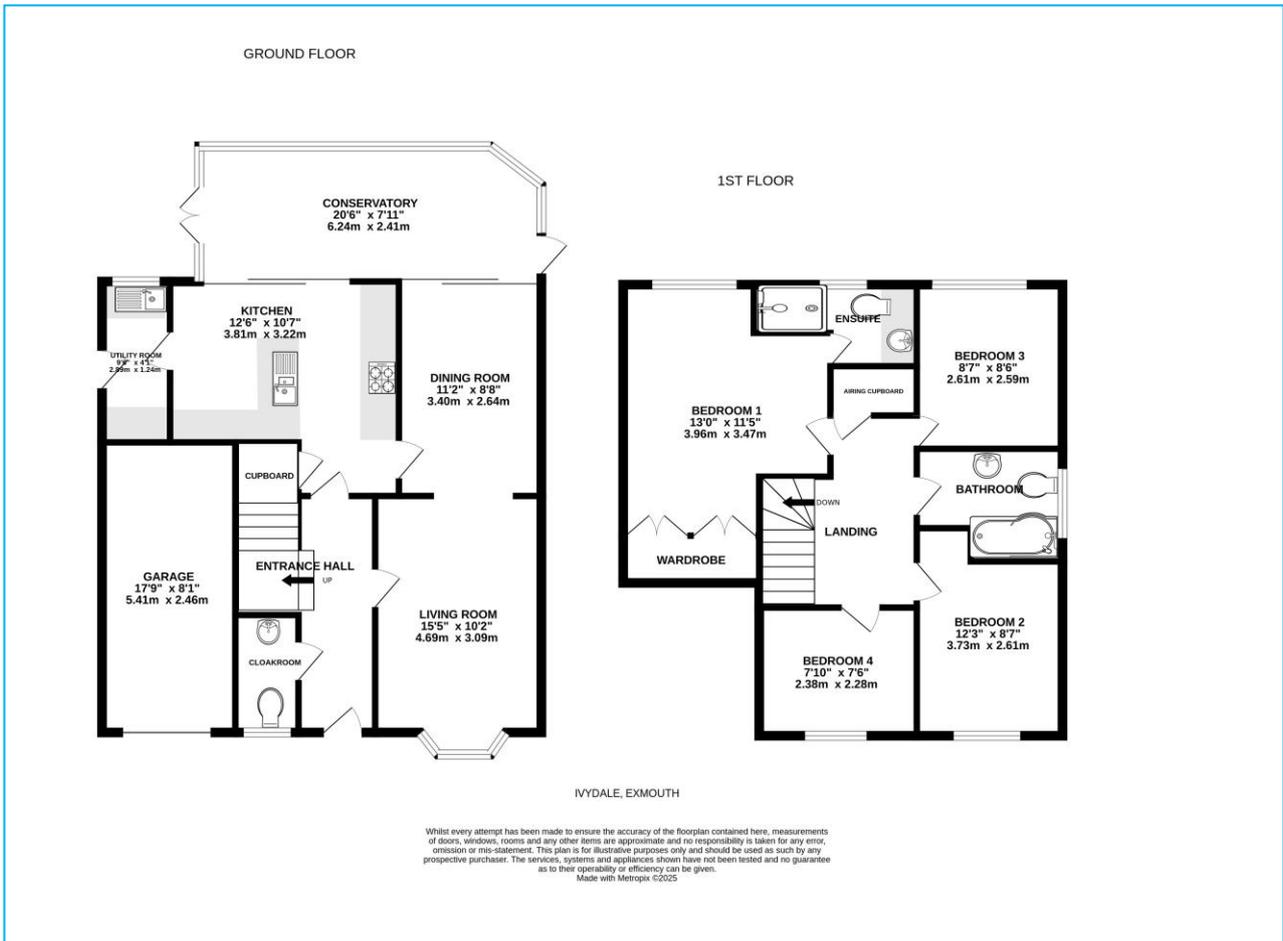
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

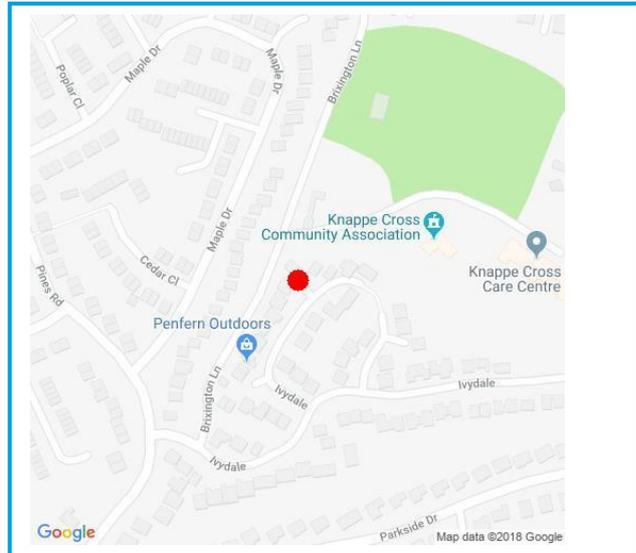
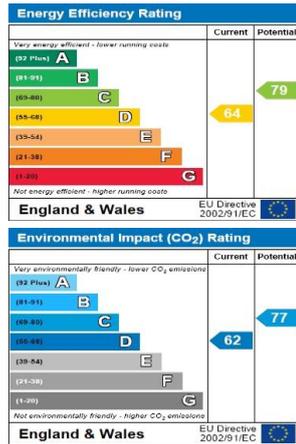
These are draft particulars and are awaiting vendors verification





Directions

From our prominent Town Centre office, 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, passing the school, then turn right into Ivydale, Take the first left where the property will be found in the top left corner.



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.