

01395 222350

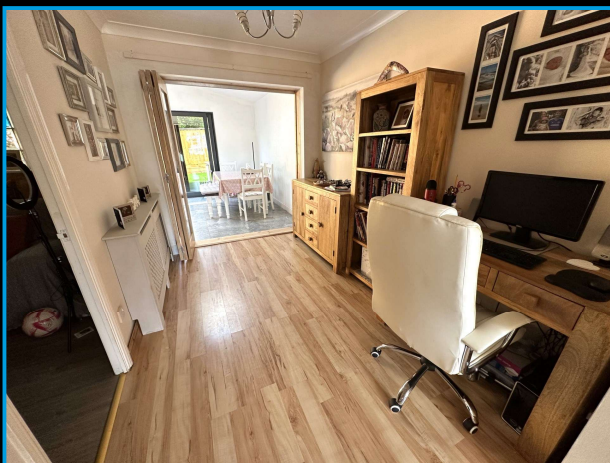
LINKS
ESTATE AGENTS

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Offers In Excess Of £499,950
25 Ivydale, Exmouth, EX8 4TA



• Well Presented, Recently Extended 4 Bedroom Detached Family Home • Cloakroom, Living Room With Wood Burner & Reception Room • Home Office/Play Room & Utility Room • Stunning Kitchen/Dining Room Extension With Large Island • Master Bedroom With Walk In Wardrobe & Potential For En-Suite • Off Road Parking & Single Garage • Enclosed & Attractively Planned Rear Garden • Sought After Cul-De-Sac



Composite front entrance door, with courtesy lighting, leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Laminate flooring. Coved ceiling. High level electric fuse box. Smoke alarm. Door leading to the living room and door to:

Cloakroom

Obscure glazed window to side. Modern fitted white suite comprising of a low level WC. Wall hung wash hand basin. Vinyl flooring. Radiator.

Living Room 13'6" (4.11m) x 12'4" (3.76m)

A lovely room with a window to front. Focal point of stylish circular woodburner with a slate hearth. TV point. Laminate flooring. Useful under stairs storage cupboard. Coved ceiling. Open to:

Reception Room 10'9" (3.28m) x 7'7" (2.31m)

Glazed bi-Folding doors leading to the extended kitchen/dining room. Laminate flooring. Radiator. Coved ceiling. Doorway to:

Play Room/Home Office 10'9" (3.28m) x 7'9" (2.36m)

A useful space can be utilised for a variety of different uses. Feature glass block window through to the extended kitchen/dining room. Laminate flooring. Fitted storage to one wall. Door leading to the utility room.

Extended Kitchen/Dining Room 23'7" (7.19m) x 10'11" (3.33m)

A feature of this property is the stunning kitchen/dining room - that was completed in 2022. The extension boasts 2 x sets of triple sliding patio doors to the rear that are heat resistant and coated. The room has a vaulted ceiling with 2 large Velux windows. The kitchen comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces and attractive splash back above. Large central island with breakfast bar and that houses a built in 4 ring induction hob with integrated extractor fan. Built in, eye level, electric fan assisted oven and combi microwave oven above. Space for a free standing American style fridge/freezer. Space and plumbing for a dishwasher. Inset composite one and a half bowl sink with single drainer unit and mixer tap above. Inset ceiling lights. Attractive marble effect tiled flooring with gas fired under floor heating. Doorway recess that provides access to a large walk in larder. Part glazed door to:

Utility Room 8'0" (2.44m) x 7'5" (2.26m)

Obscure glazed window to side. Range of fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Space and plumbing for a washing machine. Inset stainless steel single sink and drainer unit. Wall mounted, gas fired combi boiler that supplies the gas central heating and domestic hot water. Space for a tumble dryer. Vinyl flooring. Personal door to garage.

First Floor

Landing

Access to an insulated and part boarded loft space that has power connected and that is accessed via an attached ladder. Smoke alarm. Doors leading to bedrooms 2, 3, and 4, family bathroom and:

Master Bedroom Suite

The property, which was extended in 2022 now has a master bedroom suite comprising of a bedroom, walk in wardrobe and and potential en-suite.

Bedroom 9'1" (2.77m) x 8'1" (2.46m)

Window to front with open aspect views across Exmouth and towards the sea. The window has a built in black out blind and shutters. Radiator. Inset ceiling lights. Large recess to wardrobe, potential en-suite and access door. Access to loft space above extension.



Walk In Wardrobe 5'2" (1.57m) x 4'9" (1.45m)

Obscure glazed window to side. Range of built in shelving, hanging rails and drawers. Inset ceiling lights. Laminate flooring.

Potential En-Suite

Obscure glazed window to rear. Heated towel rail. Extractor fan. Inset ceiling lights. The first fix plumbing in this room has been completed but the suite hasn't been fitted.

Bedroom 2 11'10" (3.61m) To Wardrobe x 9'0" (2.74m)

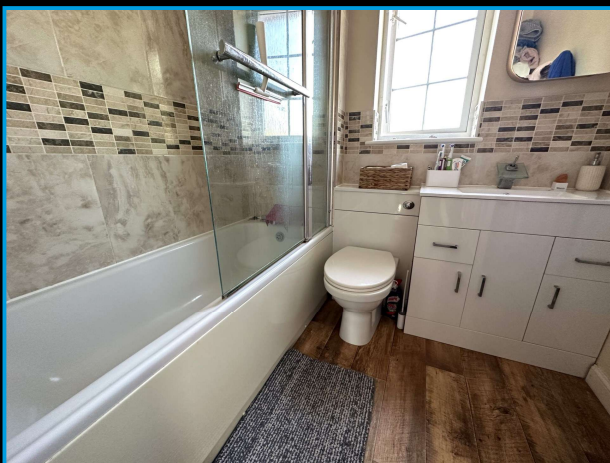
Window to front with open aspect views. Radiator. 2 x Built in double wardrobes to one wall.

Bedroom 3 10'11" (3.33m) x 8'9" (2.67m)

Window to rear. Radiator. Laminate flooring.

Bedroom 4 9'11" (3.02m) Max x 6'5" (1.96m)

Window to front. Radiator. Laminate flooring. Useful built in storage cupboard.



Bathroom

Obscure glazed window to rear. Modern fitted white suite comprising of a panelled bath that has attractive tiled splash backs to ceiling height, electric shower unit and a splash screen. Hidden cistern WC. Wash hand basin that has storage below. Vinyl flooring. Heated towel rail. Extractor fan.

Externally

Front Garden

To the front of the property is an open plan front garden that is laid to lawn (currently being re-seeded) and that has a small tree and a slate shingled border to the front. Shingled area to adjacent to the front of the property. Gas and electric meter. A driveway provides off road parking and leads to:

Garage 18'2" (5.54m) x 8'10" (2.69m)

Up and over door to front. Power and light connected. Overhead, eaves storage via hatch.

Rear Garden

To the rear of the property is an enclosed, level and easy to maintain garden that has been updated by the current vendors. There is a slate paved patio laid that provides the ideal area for outdoor dining and sitting during finer weather. The remainder of the garden is then laid to artificial lawn. Timber fenced boundaries. Outside water tap and power points. Front pedestrian access via a timber garden gate to the side.

Tenure

The property is FREEHOLD.

Services

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

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

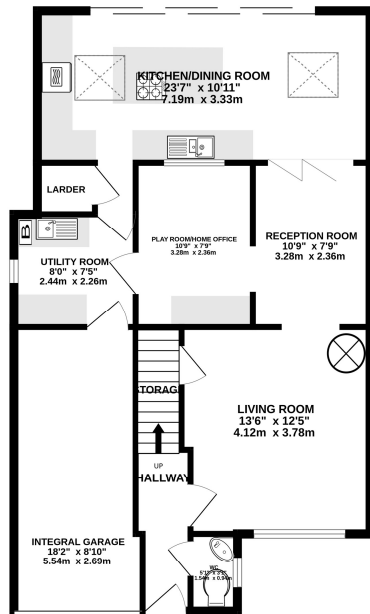
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Agents Notes

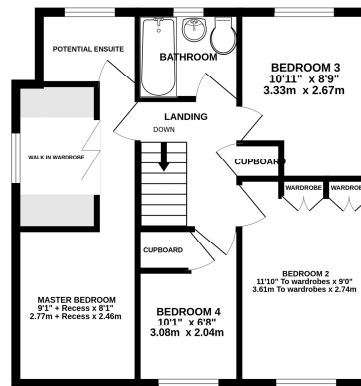
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



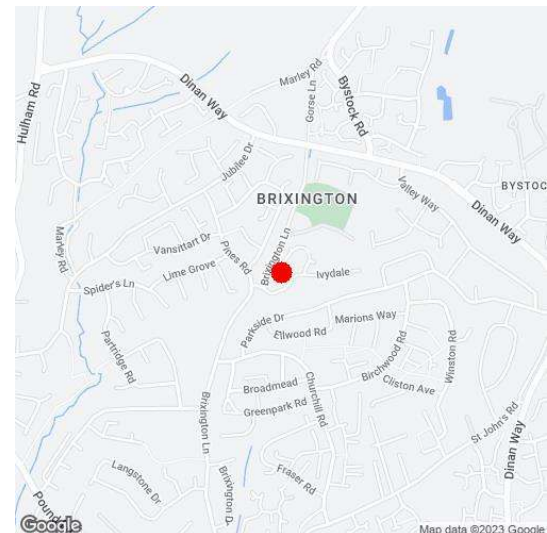
25 IVYDALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stock, fixtures, 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 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 second left where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82
(81-91) B		
(69-80) C		48
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.