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**Guide Price £585,000**  
**25 Albion Hill, Exmouth, EX8 1JS**



- Spacious, Bay Fronted Semi Detached House • Edge Of Town Centre, Handy For Seafront & Train Station • Gas Central Heating & uPVC Double Glazing • Dual Aspect Living Room With Open Fire
- Dining Room With Open Fire & Estuary Views. Balcony • Kitchen / Breakfast Room, Useful Basement Rooms • 4 First Floor Bedrooms & Bathroom • Large Rear Garden, Garage & Parking Opposite Property





## Accommodation

### Ground Floor

Step up to front entrance door beneath covered period storm canopy with ornate framework and pillars, tiled floor and security lighting leading to:

### Entrance Porch

Tiled flooring. Ornate coving. Dado rail. High skirting board. Part glazed door to:

### Entrance Hall

Attractive wooden staircase rising to first floor. Radiator. Exposed floorboards. Dado rail. Coved ceiling. High skirting board. Wall mounted central heating thermostat. High level cupboard housing the electric meter and trip switch fuse box. Door to inner hall and:

### Living Room 27'11" (8.51m) Into Bay x 11'10" (3.61m) Max

Dual aspect having walk - in, uPVC double glazed Sash bay window to front with 2 uPVC double glazed windows to rear. Focal point of open fire within a fireplace having a limestone surround and mantle. 2 Radiators. Picture rail. Ornate coving and ceiling rose. Stripped, sealed and exposed floorboards.

### Inner Hallway

Exposed floor boards. Smoke alarm. Doors to rear garden, basement and open to:

### Kitchen / Breakfast Room 14'3" (4.34m) Plus Recess x 10'7" (3.23m)

2 uPVC double glazed windows to side. Range of modern fitted wall and floor mounted cupboard and drawer storage units with wood effect roll edged work surfaces and tiled splash backs. Ceramic 1½ bowl sink with single drainer unit and mixer tap. Space for electric cooker, filter hood above. Space and plumbing for a dishwasher. Space for free standing fridge / freezer etc. Exposed brick Chimney breast. Ample space for table and chairs. Radiator. Door to:

### Dining Room 12'5" (3.78m) Into Bay x 10'6" (3.2m)

Walk - in bay window to rear with door leading to Balcony, enjoying lovely panoramic views of The Exe Estuary and Haldon Hills. Focal point of open fire with exposed brick back, tiled hearth with a wooden mantle and surround. Useful built in storage cupboard with shelving. Exposed floor boards. Coved ceiling. Radiator. High skirting boards.

## First Floor

### Half Landing

Stairs leading to main landing. Dado rail. Roof tube sky light. Access to insulated and boarded loft space, with light connected, via trapdoor and ladder. Doors leading to 2 bedrooms and bathroom.

### Landing

Useful built in storage cupboard with access to insulated loft space. Roof tube sky light. Doors leading to:

### Bedroom 1 15'4" (4.67m) x 14'11" (4.55m) Into Bay

Walk in uPVC double glazed bay window to front with further window to front, both having sash windows. Ornate fireplace feature. 2 radiators. Picture rail.





#### **Bedroom 2 13'5" (4.09m) Into Bay x 10'6" (3.2m)**

Walk - in bay window to rear, enjoying lovely panoramic views of The Exe Estuary, Haldon Hills and towards Exeter. Single shower cubicle with electric shower, tiled splash backs and splash screen door. Vanity wash hand basin. Radiator. High skirting boards.

#### **Bedroom 3 12'9" (3.89m) x 9'3" (2.82m)**

Dual aspect having uPVC double glazed sash windows to rear and side. Radiator. Picture rail.

#### **Bedroom 4 8'8" (2.64m) x 7'2" (2.18m)**

uPVC double glazed window to side. Radiator. 2 Built in storage cupboards. High skirting boards.

#### **Bathroom**

Obscure uPVC double glazed Sash window to side. White suite comprising panelled bath with thermostatically controlled shower unit over including rainfall Waterhead with splashbacks to ceiling height, low level WC and wash hand basin. Radiator. Heated towel rail. Wood panelling to Dado height. Tiled flooring.

#### **Separate WC**

WC. Wash hand basin. Window to side.

#### **Basement**

Further benefit of this home is the large basement area which includes a useful utility area which has space and plumbing for washing machine and further space for appliances. There is also the gas fired boiler that supplies the central heating and domestic hot water. Gas meter. Power and light connected. 3 external doors to side.

#### **Externally**

There is a good sized and enclosed Front Garden having ease of maintenance in mind being laid mainly to shingle with pathway leading to front entrance door and shrub beds to front. Wall boundaries. Across the road is:

#### **Garage 16'5" (5m) x 8'0" (2.44m)**

Up and over door to front. Parking in front.

#### **Rear Garden**

Another feature of this property is the large and enclosed Rear Garden which consists of a raised balcony, accessed via the dining room and garden, being ideal for taking in those lovely, far reaching Exe Estuary and Haldon Hill views. There is a further patio and decking areas next to a detached summer house again with estuary views. Further area of gardens with hedge and brick wall boundaries. Outside water tap. 2 useful storage sheds. Access to outside WC. Front pedestrian access to side via garden gate. Access to the basement rooms

#### **Tenure**

The property is FREEHOLD

#### **Services**

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

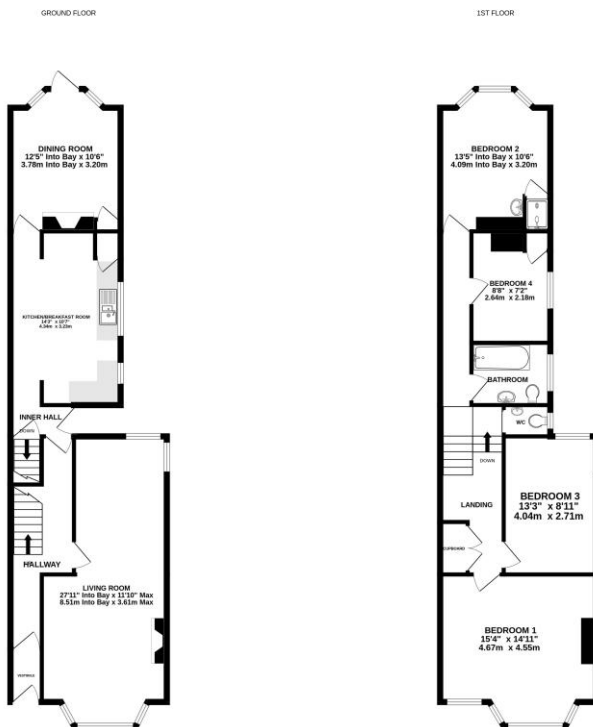
#### **Mortgage Assistance**

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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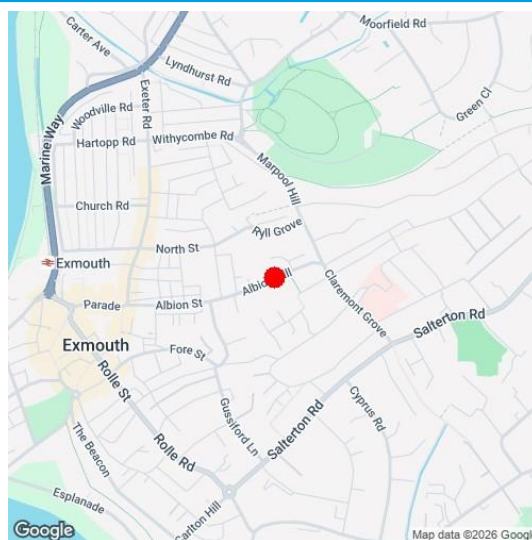


ALBION HILL

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02026

### Directions

From our prominent Town Centre office, proceed down Rolle Street towards the Strand Gardens then turn right at the roundabout into the Parade and then proceed into Exeter Road. Take the 4th turning on the right into North Street and then turn right at the crossroad into Windsor Square. Proceed until the end of the road and turn left onto Albion Hill where the property will be found on the left hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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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.