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LINKS
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Guide Price £475,000
34 Ryll Grove, Exmouth, EX8 1TT



- Spacious 4 Bedroom Semi Detached Family Home With Views • Gas Centrally Heated, uPVC Double Glazed & 2 Wood Burners • Living Room, Dining Room & Breakfast Room • Modern Kitchen, Utility Room and Cloakroom • Master Bedroom En-Suite Shower Room • Family Bathroom
- Enclosed Southerly Garden To The Rear • Off Road Parking For 2. NO ONWARD CHAIN



Paved steps lead up to a part obscure uPVC double glazed front entrance door, leading to:

Ground Floor

Entrance Porch

Obscure glazed windows to front and to the side. Tiled flooring. Attractive part obscured and leaded glazed front entrance door with matching windows to either side leading to:

Entrance Hall

A fantastic welcoming space that has a turning staircase leading to the first floor. Radiator. Attractive solid wood flooring. Useful under stairs storage cupboard that also houses the gas meter. Ornate coving. Cupboard that conceals the electric fuse and meter box. Door leading through to the rear of the property and leading to:

Living Room 14'9" (4.5m) Into Bay x 14'8" (4.47m)

Large walk in square bay window to front that enjoys fantastic views of the Exe Estuary, Powderham and the Hills beyond. 2 x Radiators. Solid wood flooring. Ornate coving. Picture rail. Dado rail. Ceiling rose. Exposed brick chimney breast that has an inset wood burning fire. Useful built in storage cupboards to both sides of the chimney recess with shelving above.

Breakfast Room 12'11" (3.94m) x 10'0" (3.05m)

A dual aspect room with a window to side and a window to rear. Solid wood flooring. Inset ceiling lights. Inset wood burning fire. Arch way through to the kitchen and open to:

Dining Room 13'6" (4.11m) x 10'4" (3.15m)

Large fully glazed double opening French doors leading out to the garden with a window above. Radiator. Fireplace recess with a slate tiled hearth. Built in display shelving to both sides of the chimney recess. Ornate coving. Picture rail.

Kitchen 9'0" (2.74m) x 8'11" (2.72m)

Window to side. Range of floor standing and wall mounted cupboard and drawer storage units with square edged work surfaces and tiled splash backs above. Inset ceramic one and a half bowl sink with a single drainer unit to the side and a mixer tap above. Built in electric four ring halogen hob with chimney style extractor hood above and an eye level electric oven and grill to the side. Vinyl flooring. Integrated dishwasher and fridge. Part obscure glazed door leading to:

Utility Room

Obscure glazed door to rear leading out to the garden. Fitted works surface with storage cupboards above and space and plumbing below for a washing machine and an additional appliance if required. Vinyl flooring. Folding door leading to:

Cloakroom

Obscure glazed window to side. Low level WC. Wall mounted corner wash hand basin with tiled splash back above. Vinyl flooring.

First Floor

Window to side. Radiator. Access to an insulated loft space via a trapdoor with ladder attached. The loft also houses the gas fired boiler. The loft space has huge scope to be utilised for additional accommodation if required, subject to the usual planning consents. Doors leading to all bedrooms and the family bathroom.

Bedroom 1 14'10" (4.52m) To Wardrobe x 14'9" (4.5m) Into Bay

Another fantastic room with a large walk-in square bay window to front that takes full advantage of the stunning views on offer from the front of the property. Useful, full height, built in wardrobes to both sides of the chimney. 2 x Radiators. Ornate coving. Picture rail. Ceiling rose. Door leading to:

En-Suite Shower Room

Obscure glazed window to front. Fully tiled walls and flooring. Fitted white suite comprising of a walk in single shower cubicle that has an electric shower above and sliding splash screen doors. Low level





WC. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet with integrated LED lighting. Radiator. Extractor fan.

Bedroom 2 13'6" (4.11m) x 11'5" (3.48m)

Window to rear. Radiator. Coved ceiling. Attractive ornate fireplace feature with wooden surround.

Bedroom 3 10'0" (3.05m) x 8'11" (2.72m)

A dual aspect room that has a window to side and a window to rear. Radiator. Picture rail.

Bedroom 4 9'0" (2.74m) x 6'3" (1.91m)

Window to rear. Radiator. Large door recess.

Bathroom

Obscure glazed window to side. Fitted white suite comprising of a P shaped panelled bath that has tiled splash backs to ceiling height, a thermostatically controlled rainfall shower head, separate shower attachment and a splash screen. Additional shower attachment to mixer tap. Low level, hidden cistern WC, with display above and wash hand basin to the side, with storage cupboards beneath. Vinyl flooring. Extractor fan. Heated towel rail. Wall mounted, mirrored, medicine cabinet with integrated LED lighting.

Externally

Front Of Property

To the front of the property is a tiered and landscaped garden. The garden area is arranged over three levels with ease of maintenance in mind comprising of shingled areas and a rockery shrub bed. Steps lead up to a block paved pathway which provides access to the front entrance door and to the side of the property. Paved steps, lead to a level paved area laid immediately adjacent to the front of the property. Steps from the garden also lead down to:

Driveway

A double width, level, block paved driveway provides off road parking for two motor vehicles comfortably.

Rear Of Property

To the rear of the property is a fully enclosed garden that has a good size paved level patio laid adjacent to the rear of the property, ideal for outdoor dining and sitting during fine weather. Steps then lead up to a lawn with a shrub bed border to one side. Timber storage shed. Additional paved patio area to the top of the garden. Walled and fenced boundaries. A block paved pathway provides front pedestrian access to the side of the property, via a timber garden gate. Outside water tap.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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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Agents Notes

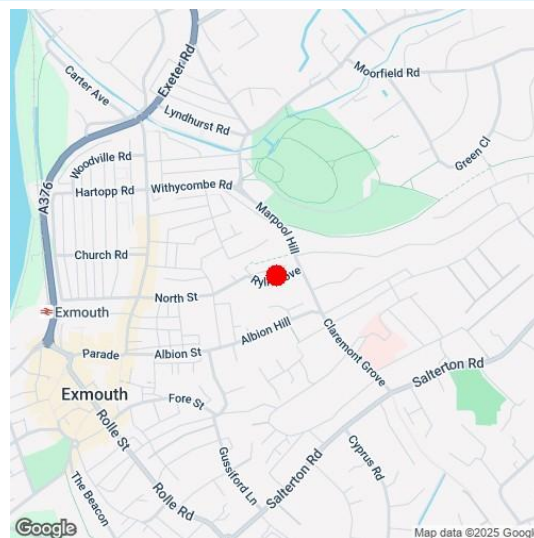
Please note, these are draft particulars and they are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand, and turn right into The Parade. Continue into Exeter Road turning right into North Street, just past The Library. Proceed over the crossroads into Ryll Grove where the property will be found, on the right hand side, clearly identified by our For Sale sign

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G	62	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.