

**Guide Price £369,950**  
**59 Maple Drive, Exmouth, EX8 5NR**



- Immaculate Detached House • Exe Estuary & Haldon Hill Views From Front
- Gas Central Heating & Double Glazing • Ground Floor Cloakroom • Living / Dining Room, Modern Kitchen • 3 Bedrooms & Bathroom • Garage, Driveway, Level Rear Garden
- Handy For Shops, Doctor's & Primary School



## Accommodation

### Ground Floor

Steps lead up to uPVC double glazed front entrance door, with outside lighting, leading to:

#### Porch

uPVC double glazed window to front which gains Exe Estuary and Haldon Hill views. Door leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard which houses the electric trip switch fuse box. Radiator. Wall mounted central heating thermostat. Smoke alarm. Doors leading to living / dining room, kitchen and:

#### Cloakroom

Obscure uPVC double glazed window to side. Suite comprising low level WC and wall mounted wash hand basin.

#### Living / Dining Room 16'1" (4.9m) Max x 15'10" (4.83m) Max

uPVC double glazed French doors leading to rear garden. uPVC double glazed window to rear. Radiator. Serving hatch to kitchen.

#### Kitchen 9'9" (2.97m) x 8'1" (2.46m)

uPVC double glazed window to front gaining Exe Estuary and Haldon Hill views. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space for electric cooker with filter hood above. Integrated dishwasher. Integrated fridge and freezer. Space and plumbing for washing machine. Cupboard housing the gas fired boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

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

#### Bedroom 1 10'1" (3.07m) x 9'10" (3m)

uPVC double glazed window to front gaining far reaching Exe Estuary and Haldon Hill views. Built - in double wardrobe with mirror fronted sliding doors. Radiator.

#### Bedroom 2 12'1" (3.68m) x 8'10" (2.69m)

uPVC double glazed window to rear. Built - in double wardrobe with mirror fronted sliding doors. Radiator.

#### Bedroom 3 7'6" (2.29m) x 6'11" (2.11m)

uPVC double glazed window to rear. Radiator.



### Bathroom

Obscure uPVC double glazed window to front. White suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Shaver socket. Tiled flooring.

### Externally

The property has an open plan Front Garden which is laid to lawn. Outside meter boxes. Outside water tap. A driveway to the side of the property provides ample parking for 3 motor vehicles and leads to:

### Garage 18'11" (5.77m) x 8'5" (2.57m)

Remote controlled roll up and over door to front. uPVC double glazed personal door leading to the rear garden. Window to rear. Power and light connected.

### Rear Garden

A feature of the property is the good sized, enclosed and fairly private Rear Garden which has a Flagstone patio immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Timber panelled fence boundaries. Outside lighting. Good sized timber garden shed. Front pedestrian access to side of property via timber garden gate.

### 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

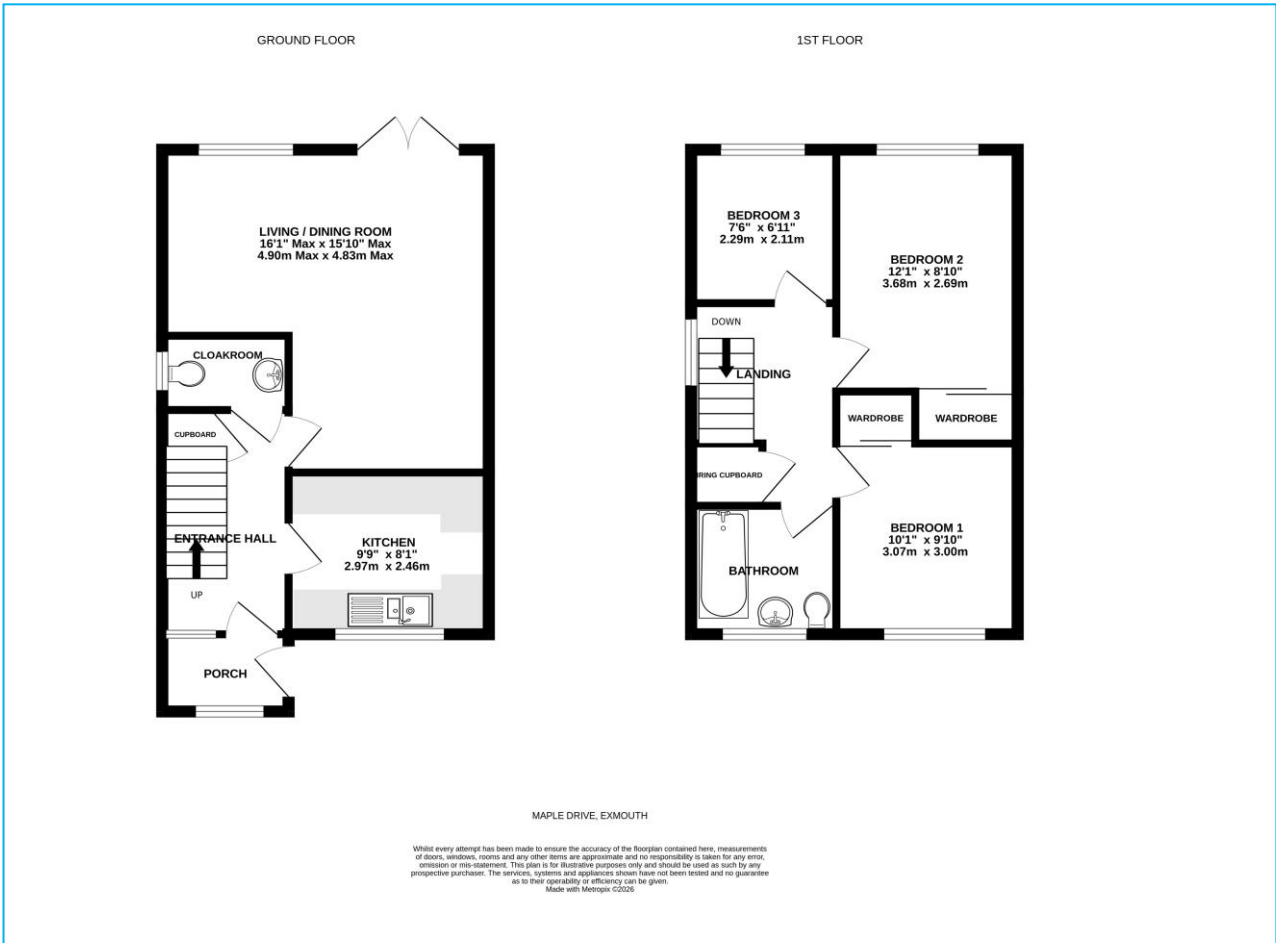
Your home may be repossessed if you do not keep up repayments on your mortgage

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

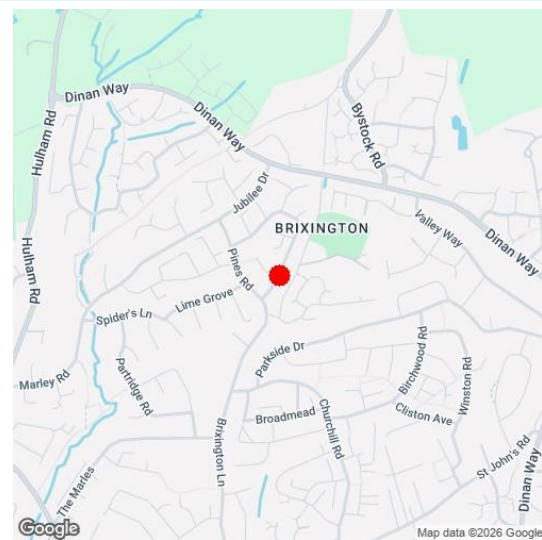




**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Take the 4th turning on the right into Pines Road and then second left into Maple Drive. The property will be found on the right hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	88
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](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.