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Guide Price £525,000

Sandpiper, 8 Ryll Grove, Exmouth, EX8 1TX



- Well Presented, Bay Fronted, Semi Detached House • Walking Distance Of Exmouth Town Centre & Train Station • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Bay fronted Sitting / Dining Room • Modern Fitted Kitchen / Family Room • 4 Good Sized Bedrooms
- Modern Fitted 4 Piece Bathroom • Southerly Facing Rear Garden, Off Road Parking



Accommodation

Ground Floor

Step up to hardwood front entrance door, beneath pitched and tiled storm porch, with outside lighting, leading to:

Entrance Porch

Attractive tiled flooring. Half glazed door, with stained glass pane above, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Radiator. Attractive period arch. Wooden flooring. High-level electric trip switch fuse box and electric meter. Inset ceiling lights. Doors leading to sitting / dining room, kitchen / family room and:

Cloakroom

White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Wooden flooring. Inset ceiling lights.

Sitting / Dining Room 29'10" (9.09m) Into Bay x 12'0" (3.66m)

Sitting Area 16'2" (4.93m) Into Bay x 12'0" (3.66m)

Dual aspect having walk - in, uPVC double glazed bay window to front and further window to side that gains Haldon Hill views. Focal point of ornate Cast iron open fire including a tiled hearth with a wooden mantle and surround. Fitted storage cupboards and shelving to recess. Radiator. Picture rail. Ornate coving. Arch leading to:

Dining Area 13'0" (3.96m) x 9'6" (2.9m)

uPVC double glazed window to rear and side. Focal point of ornate cast iron fireplace including a tiled hearth with a wooden mantle and surround. Radiator. Picture rail. Ornate coving.

Kitchen / Family Room 27'1" (8.26m) x 11'5" (3.48m)

uPVC double glazed window to side and bi - fold doors to rear leading to the Southerly facing rear garden. Good range of modern fitted cupboard and drawer storage units with Quartz work surfaces and tiled splash backs. Stainless steel single sink with worktop drainer and mixer tap. Built - in, 4 ring induction hob with filter hood above and eye level electric oven and microwave to side. Integrated dishwasher. Integrated fridge and freezer. Integrated washer dryer. Wall mounted, concealed, gas fired Combi boiler supplying the central heating and domestic hot water. Wooden flooring. Inset ceiling lights. Radiator.

First Floor

Half Landing

Staircase rising to landing. Inset ceiling lights. Attractive period arch. Smoke alarm. Doors leading to 2 bedrooms and bathroom.

Landing

Useful linen storage cupboards. Stain glass skylight. Smoke alarm. Doors leading to:

Bedroom 1 15'8" (4.78m) Into Bay x 15'5" (4.7m)

Dual aspect having walk - in uPVC double glazed bay window to front, further window to front and window to side gaining Exe Estuary and Haldon Hill views. Good range of fitted wardrobes to one wall. Radiator. Ceiling coving. Inset ceiling lights.

Bedroom 2 12'11" (3.94m) x 9'6" (2.9m)

uPVC double glazed window to rear and side. Radiator.



Bedroom 3 12'1" (3.68m) Into Bay x 11'5" (3.48m)

Walk - in uPVC double glazed bay window to rear. Radiator..

Bedroom 4 8'5" (2.57m) x 8'1" (2.46m)

uPVC double glazed window to side. Radiator.

Bathroom 8'1" (2.46m) x 7'5" (2.26m)

2 obscure uPVC double glazed windows to side. Modern fitted, 4 piece white suite comprising panelled bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower unit including rainfall water head and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Shaver socket. Inset ceiling lights. Extractor fan. Access to insulated loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation.

Externally

To the front of the property is a brick paved parking area, including an EV charging point, that provides off road parking. Brick and rendered boundary walls to either side. Steps leading up to front entrance door.

Southerly Facing Rear Garden

Another feature of this property is a larger than average, and Southerly facing enclosed rear garden. There is a patio area immediately adjacent the property and the further patio area to the rear of the garden with power point and Water blade, both being ideal areas for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Outside power points. Outside lighting. Awning. Brick wall and timber panel fenced boundaries. 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

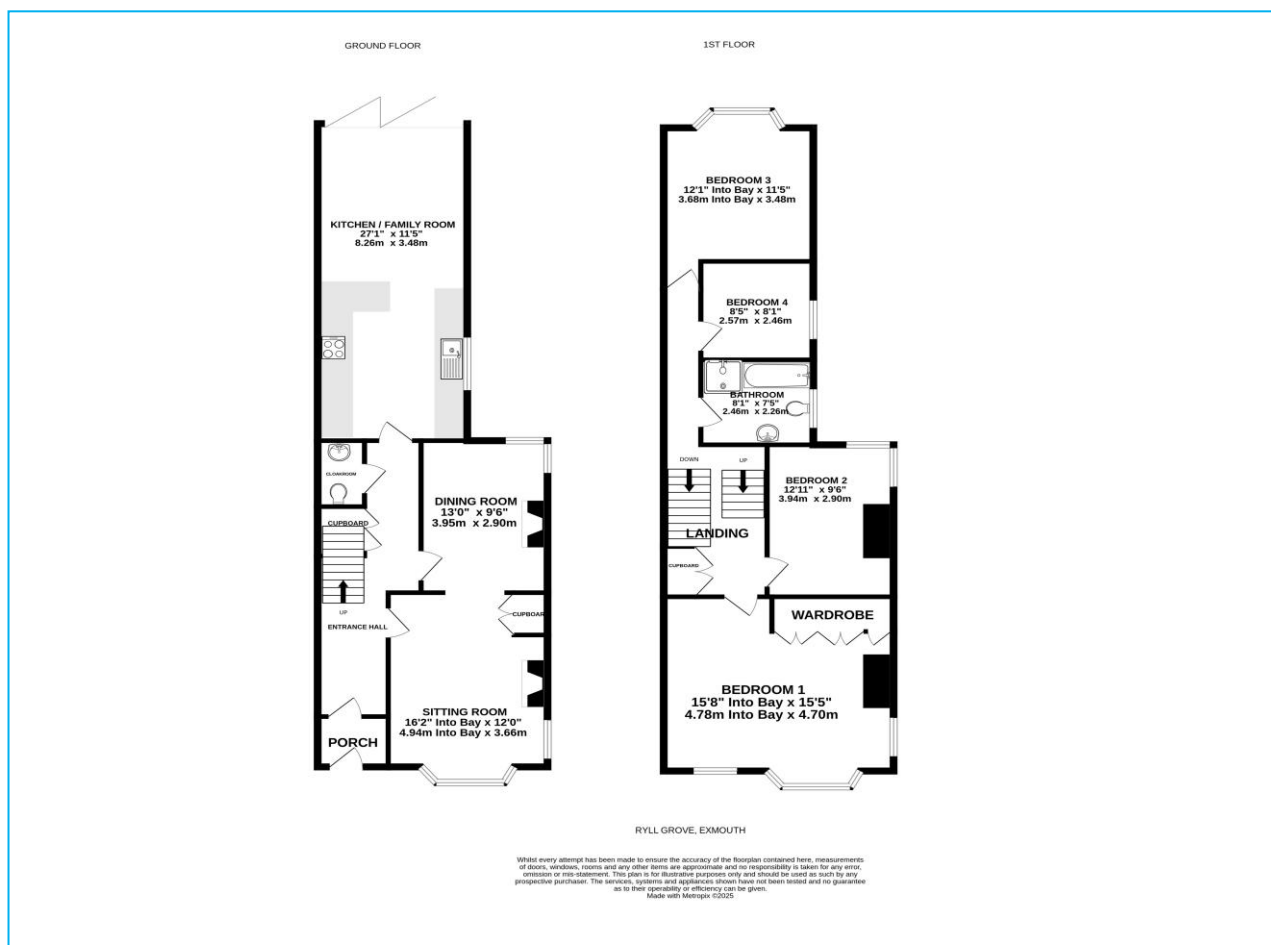
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification. Please note the current vendors had plans drawn up for a loft conversion in 2020, details of which are available upon request.

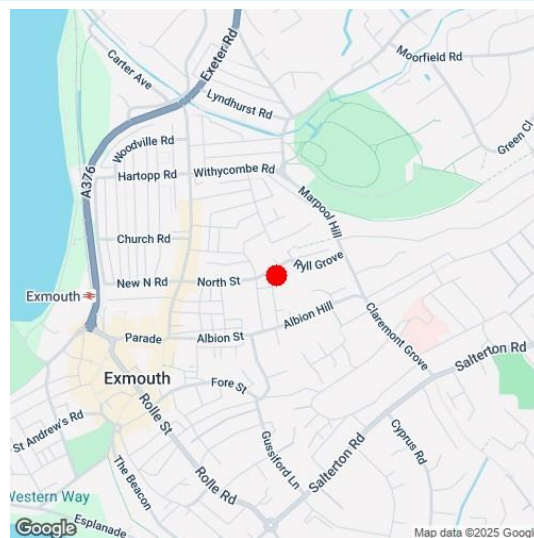




Directions

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		79
	62	
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.