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**LINKS**  
ESTATE AGENTS

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**Guide Price £475,000**  
**Ascalon, 65 Ivydale, Exmouth, EX8 4TA**



- Detached House In Popular Cul-De-Sac • Gas Central Heating & Double Glazing
- 2 Reception Rooms, Kitchen / Breakfast Room • Ground Floor Bed 5 & Shower Room
- 4 First Floor Bedrooms, En-Suite & Bathroom • Sea & Coastline Views From Front
- 33' Attached Studio, Ample Parking, Rear Garden • Close To Brixington Amenities



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

#### Entrance Hall

Obscure glazed window to front. Staircase rising to first floor. Radiator. Smoke alarm. Wall mounted central heating thermostat. Inset ceiling lights. Cupboard housing the electric trip switch fuse box. Doors leading to kitchen, bedroom 5 / study, shower room and:

#### Living Room 16'0" (4.88m) Into Bay x 10'2" (3.1m)

Walk - in bay window to front that gains far reaching Sea and South Devon coastline views. Focal point of fitted electric fire within a fireplace surround that has a wooden mantle and a marble back and hearth. Radiator. Open to:

#### Dining Room 11'2" (3.4m) x 8'7" (2.62m)

uPVC double glazed sliding patio doors leading to rear garden. Radiator. Door leading to:

#### Kitchen / Breakfast Room 12'5" (3.78m) x 10'0" (3.05m)

Window to rear overlooking the rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and fully tiled walls. Composite one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring induction hob with filter hood above and eye level electric oven and grill. Space and plumbing for dishwasher. Integrated fridge. Further space freestanding fridge / freezer etc. Radiator. Tiled flooring. Inset ceiling lights. Door leading to:

#### Utility Room 9'5" (2.87m) x 4'1" (1.24m)

External door to side and uPVC double glazed window to rear. Cupboard storage units with roll edged work surface and fully tiled walls and floor. Stainless steel single sink and drainer units. Space and plumbing for washing machine. Wall mounted gas fired boiler (fitted October 2024) that supplies the central heating and domestic hot water. Radiator.

#### Bedroom 5 / Study 11'11" (3.63m) x 7'9" (2.36m)

Window to front gaining Sea views. The office furniture in situ is included in the sale. Radiator. Laminate flooring. Inset ceiling lights.

#### Shower Room

Fitted white suite of corner shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Splashback walls. Heated towel rail. Extractor fan. Shaver light and socket. Inset ceiling lights.

### First Floor

#### Landing

Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to:

#### Bedroom 1 23'4" (7.11m) Max x 11'6" (3.51m) Max

Dual aspect having window to rear and window to front that gains lovely Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Good range of fitted bedroom furniture. 2 radiators. Door leading to:



#### En - Suite

Obscure glazed window to rear. Modern white suite of shower cubicle with electric shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Radiator. Shaver light and socket. Extractor fan.

#### Bedroom 2 9'11" (3.02m) Plus Recess x 8'8" (2.64m) Plus Recess

Window to front with far reaching Haldon Hill, Sea and South Devon coastline views. Radiator.

#### Bedroom 3 9'8" (2.95m) x 8'8" (2.64m) Plus Recess

Window to rear. Radiator.

#### Bedroom 4 7'10" (2.39m) x 7'7" (2.31m) Max

Window to front that gains far reaching Haldon Hill, Sea and South Devon coastline views. Radiator.



#### Bathroom

Obscure glazed window to side. Coloured suite of panelled bath, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Radiator. Shaver light and socket. Extractor fan.

#### Externally

There is a good sized Stone resin driveway to the front of the property providing off road parking for up to 3 to 4 motor vehicles. Outside meter boxes to side of property. The driveway leads to:

#### Studio / Garage 33'4" (10.16m) x 13'3" (4.04m)

Subject to gaining correct planning permissions, this space lends itself to have Annexe potential. Up and over door to front. Window to rear. uPVC double glazed external door leading to rear garden. 2 cold water taps. Tiled flooring. Power and light connected.



#### Rear Garden

There is an enclosed and reasonably private Rear Garden which has a patio area immediately adjacent the property, with steps then leading up to the remainder of the garden, which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Outside power points. Outside lighting. Timber panelled 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 E

#### 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

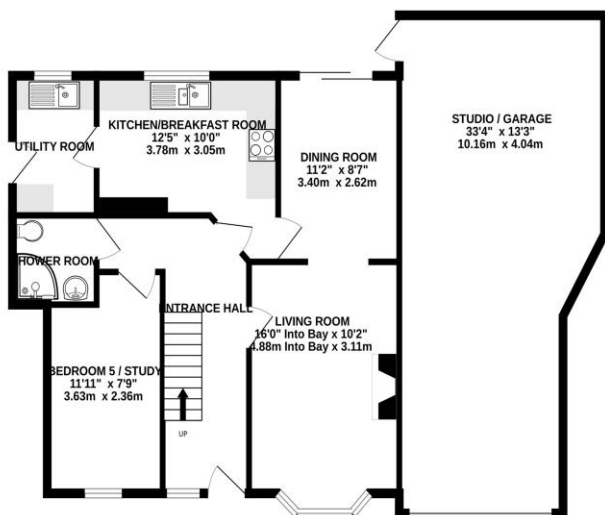
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

#### Agents Note

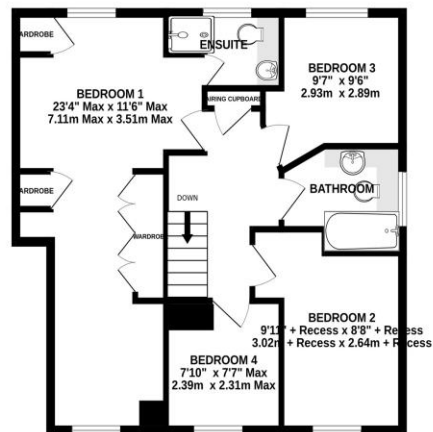
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



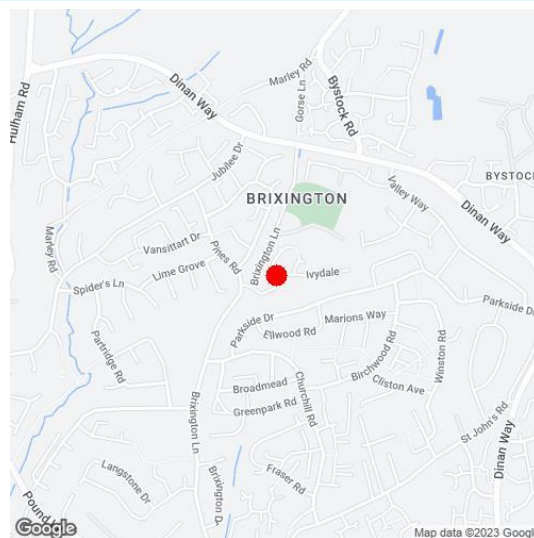
IVYDALE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 immediately on the right.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 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.