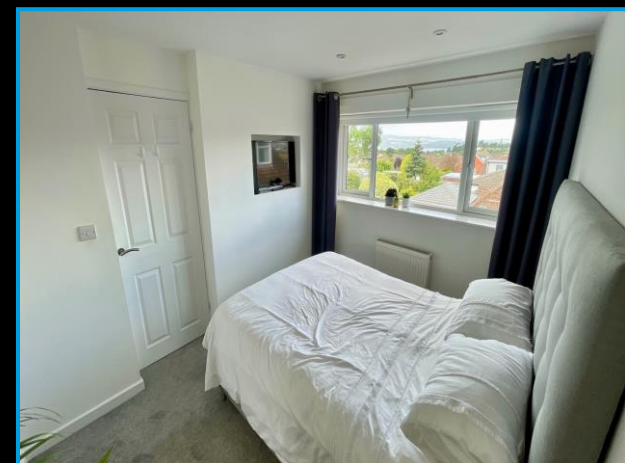


**Guide Price £615,000**  
**89 Hulham Road, Exmouth, EX8 4RD**



- Extended 4 Bedroom Semi Detached House • Gas Central Heating & Double Glazing
- Bay Fronted Sitting Room • 28` Kitchen / Dining / Family Room • Utility Room & Ground Floor Shower Room • Master Bedroom Having Dressing Room & En-Suite • Estuary & Haldon Hill Views From Rear
- Westerly Facing Rear Garden, Driveway, Store Room



## Accommodation

### Ground Floor

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

#### Entrance Hall

Staircase rising to first floor. Radiator. Useful cloaks storage cupboard. Smoke alarm. Doors leading to kitchen / dining / family room and:

#### Sitting Room 14'1" (4.29m) Into Bay x 12'0" (3.66m)

Walk - in uPVC double glazed bay window to front. Focal point of fitted log burner within a fireplace that includes a Stone hearth. Radiator. Wooden floorboards.

#### Kitchen / Dining / Family Room 28'10" (8.79m) Max x 23'1" (7.04m) Max

A lovely light and well presented room. uPVC double glazed French doors leading to rear garden, window to rear and three skylights. Kitchen area has a good range of cupboard and drawer storage units with Quartz work surfaces, matching up stands and window sill. Insert stainless steel 1 and a 1/2 bowl sink with Quartz drainer unit and mixer tap. Built - in 5 ring induction hob with filter hood above and double electric oven and microwave to side. All appliances are Neff. Space for American style fridge / freezer etc. Integrated dishwasher. Fitted log burner within the fireplace that has a slate hearth with a wooden mantle and brick back. 3 radiators. Useful walk - in shelved storage cupboard. Inset ceiling lights. Door leading to:

#### Utility Room 8'11" (2.72m) x 5'10" (1.78m)

Window to side. Cupboard storage units with roll edged work surfaces and ceramic tile splashback's. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer. Useful linen storage cupboard with radiator. Extractor fan. Inset ceiling lights. Door leading to:

#### Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of shower cubicle with electric shower unit, low level WC and wall mounted wash hand basin. Tiled walls and floor. Radiator. Extractor fan. Inset ceiling lights.

### First Floor

#### Landing

Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Doors leading to all 4 bedrooms and family bathroom

#### Bedroom 1 11'1" (3.38m) x 8'11" (2.72m) Plus Recess

Window to rear gaining Haldon Hill and Exe Estuary views. Radiator. Inset ceiling lights. Door leading to:

#### Dressing Room 8'11" (2.72m) x 6'11" (2.11m)

Ample space for bedroom furniture. Inset ceiling lights. Wall mounted thermostat for under floor heating in en - suite shower room. Door leading to:

#### En - Suite 8'11" (2.72m) x 5'6" (1.68m)

Obscure uPVC double glazed window to front. Modern fitted white suite of triple shower cubicle with thermostatically controlled shower unit over and tiled splash back's to ceiling height. Low level WC. Vanity wash hand basin. Tiled walls. Tiled flooring with under floor heating. Extractor fan. Inset ceiling lights.



**Bedroom 2 12'1" (3.68m) x 11'7" (3.53m)**

Window to rear with those Haldon Hill and Exe Estuary views. Radiator.

**Bedroom 3 11'11" (3.63m) x 11'8" (3.56m)**

Window to front with distant Sea and South Devon coastline views. Radiator.

**Bedroom 4 8'8" (2.64m) x 7'4" (2.24m)**

Window to front. Radiator.

**Bathroom**

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiled splash backs to ceiling height. Low - level WC. Wall mounted wash hand basin. Heated towel rail. Wooden flooring.

**Externally**

To the front of the property is an extensive driveway that provides off road parking for several motor vehicles, including boats and caravans. Outside water tap. Outside meter boxes. The driveway then leads to the front door and:

**Store Room 9'0" (2.74m) x 8'11" (2.72m)**

Remote roll up an over door to front. Wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Power and light connected.

**Rear Garden**

The enclosed, level and Westerly facing Rear Garden has a patio area immediately adjacent to the property and to the side of the garden, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn, with shrub bed borders. Timber panelled fence boundaries. Timber garden shed. Outside power points. Outside water tap. Outside lighting. Front pedestrian access to side of property via timber garden gate.

**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

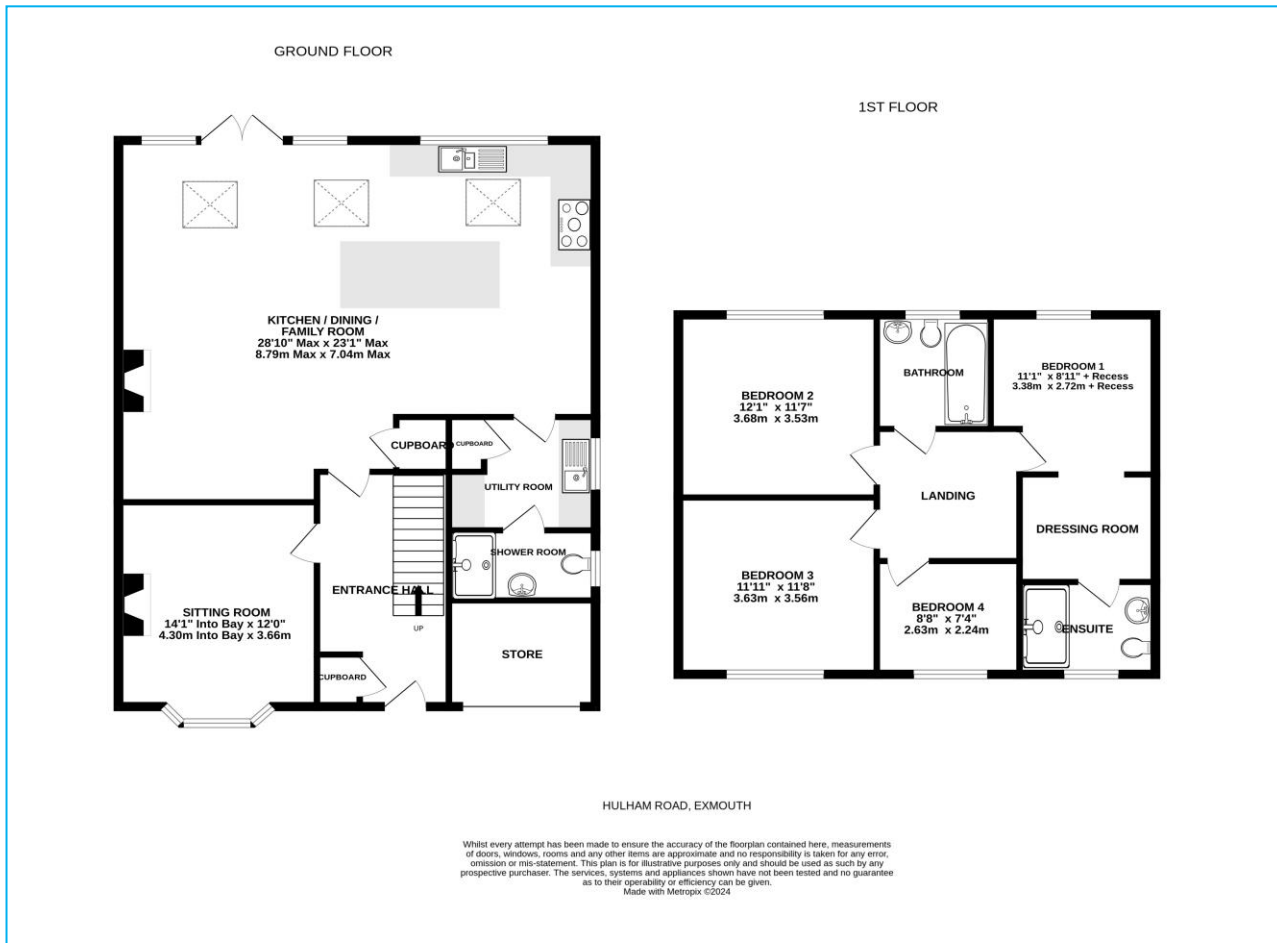
Your home may be repossessed if you do not keep up repayments on your mortgage

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

**Agents Note**

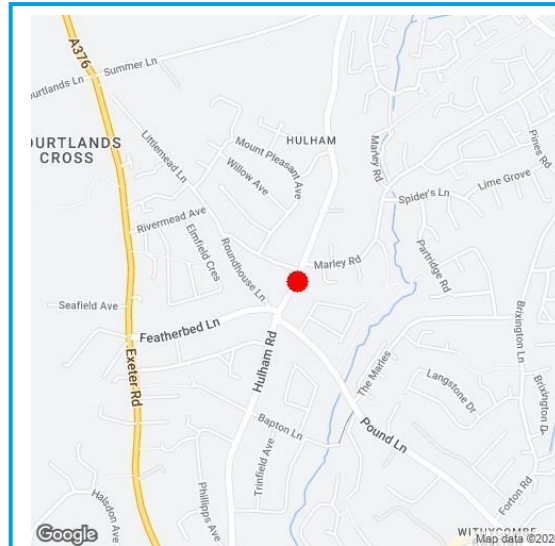
These are draft particulars and are awaiting vendors verification





### Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through 2 sets of traffic lights, turning right into Hulham Road, signposted Ottery St Mary. Bear left, proceed over the roundabout, 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:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto: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.