

01395 222350

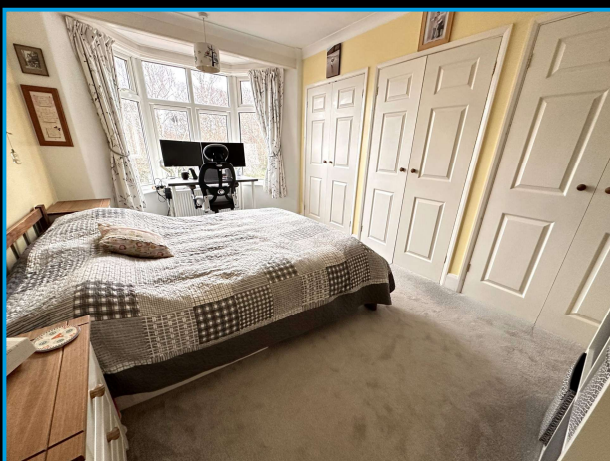
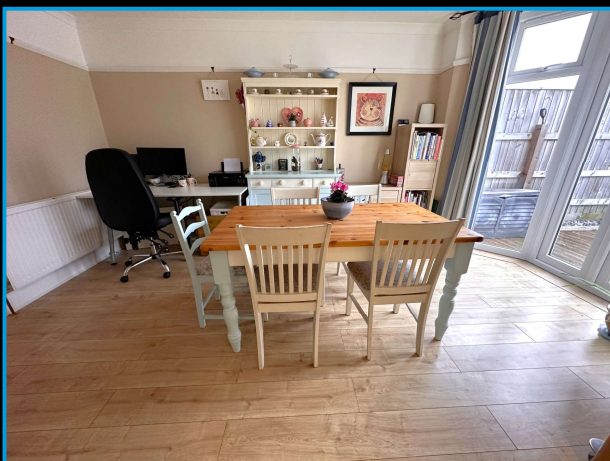
LINKS
ESTATE AGENTS

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Guide Price £375,000
10 Marpool Hill, Exmouth, EX8 1TD



- Bay Fronted, 3 Bedroom Family Home • Sought After Location - Close To Town, Schools & Parks
- Gas Centrally Heated & uPVC Double Glazing • Living Room With Open Fire • Dining Room With Open Aspect To Modern Kitchen • Useful Utility Room & WC • Modern Fitted Shower Room • Enclosed South Westerly Facing Garden. Off Road Parking



Steps lead up to an arch way that provides access to:

Storm Porch

Tiled flooring. Light. Gss meter. Attractive composite front entrance door with two satin obscure inset windows and matching windows to side and above into:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Laminate flooring. Coved ceiling. Smoke alarm. Radiator. Range of useful under stairs storage cupboards that house the electric meter and fuse box. Further useful storage cupboard with shelving. Door to kitchen and door leading to:

Living Room 15'4" (4.67m) Into Bay x 13'0" (3.96m)

A lovely room with a walk in bay window to front with views towards Phear Park. Focal point of an open fire with a tiled fireplace surround. Picture rail. 2 Radiators.

Kitchen 16'0" (4.88m) x 8'10" (2.69m)

Window to side. Excellent range of modern fitted, floor standing and wall mounted cupboard and drawer storage units with work surfaces above and tiled splash backs. Space for a free standing fridge/freezer. Space and plumbing for a dishwasher. Gas cooker point. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Wall mounted gas fired combination boiler. Inset ceiling lights. Coved ceiling. Laminate flooring. uPVC double glazed door leading to rear porch and arch way leading to:

Dining Room 16'4" (4.98m) Into Bay x 10'4" (3.15m)

Large walk in bay window to rear that has fully glazed double opening doors leading out of the rear garden with windows to both sides. This allows for loads of natural light to flood into the property. Laminate flooring. Radiator. Picture. Ceiling. Access to useful storage cupboard with shelving.

Rear Porch/Utility 7'11" (2.41m) x 6'11" (2.11m)

Windows to side and rear. Double glazed door leading out to the rear garden. Work surface with space and plumbing for a washing machine below and a tumble dryer above. Ample space for further appliance if required. Doorway leading to:

WC

Fitted white suite comprising of a low level WC. Small, wall mounted, wash hand basin with tiled splash backs above. Radiator. Wall mounted medicine cabinet.

First Floor

Landing

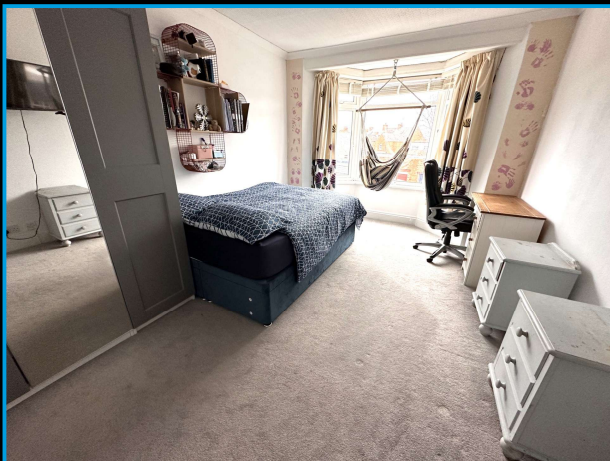
Access to an insulated loft space via a trapdoor and ladder that is part boarded and that has a light connected. The loft space at this property is a good size and, subject to the usual planning consents, could be converted to provide further accommodation. Coved ceiling. Smoke alarm. Radiator. Doors leading to all rooms including:

Bedroom 1 15'5" (4.7m) Into Bay x 9'8" (2.95m) To Wardrobe

Good size walk in bay window to front. Radiator. Coved ceiling. Excellent range of built in storage to one wall that includes 2 x double wardrobes and one additional storage cupboard that has shelving.

Bedroom 2 15'11" (4.85m) Into Bay x 10'4" (3.15m)

Good size in bay window to clear. Radiator. Coved ceiling.



Bedroom 3 8'9" (2.67m) x 7'5" (2.26m)

Window to front. Radiator. Coved ceiling.

Shower Room

Formally a bathroom. Obscure glazed window to rear. Attractive extensively tiled walls. Large walk in double shower unit that has a thermostatically controlled overhead rainfall shower, separate shower attachment and a frosted glass splash screen. Concealed WC with display above and a vanity wash hand basin to the side with storage cupboards below. Wall mounted medicine cabinet with mirrored door. Shaver socket. Heated towel rail. Vinyl flooring. Extractor fan.

Front Of Property

To the front of the property is an enclosed area of garden that is raised up. The garden is laid predominantly to decorative slate shingle with shrub bed borders that provide year round colour and interest. Dwarf brick wall boundaries. Timber garden gate to front.



Rear Garden

To the rear of the property is a fully enclosed and south westerly facing garden that enjoys the lion's share of the sunshine during fine weather. Laid immediately adjacent to the rear of the property is raised decked patio area that provides an ideal space for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to lawn and paving. Timber fenced boundaries. Outside lighting. Outside water taps. Power points. Useful timber storage shed. Pedestrian access via a gate to the rear. The vehicular service lane to the rear also provides access to an electric roll up and over door, which allows for OFF ROAD PARKING if required within the garden.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C. The property is on a water meter.

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)

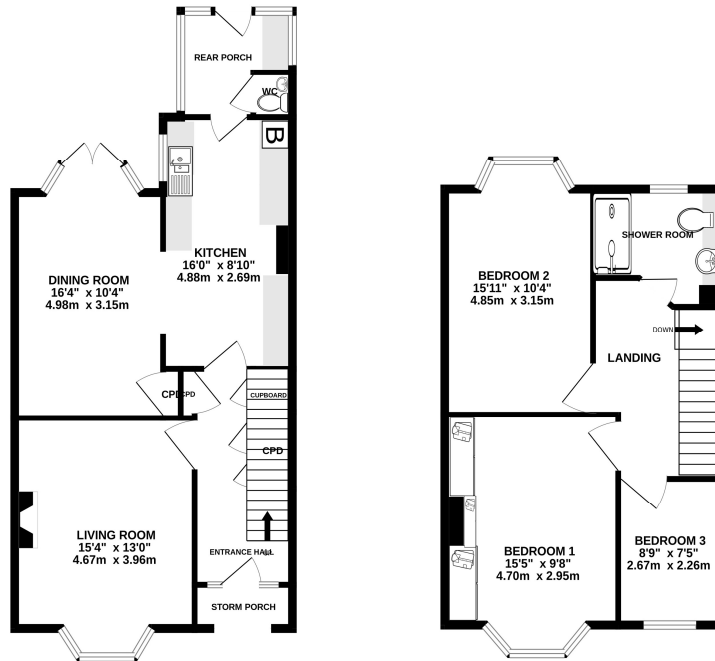
Agents Notes

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



GROUND FLOOR

1ST FLOOR



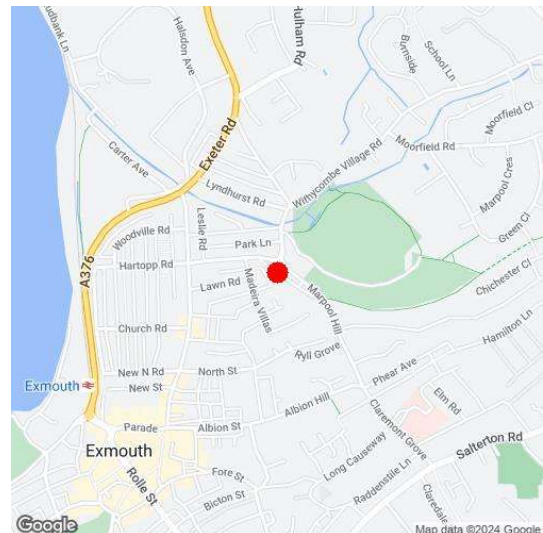
10 MARPOOL HILL

Whilst every attempt has been made to ensure the accuracy of the description 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 guidance 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.
 Made with floorplan 32024

Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand and turn right into The Parade. Continue into Exeter Road and take a right hand turning into Withycombe Road and continue until the roundabout. Turn right at the roundabout into Marpool Hill and then right again into the service road that runs parallel, where the property will be found, clearly identified by our For Sale board

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	74	85
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.