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**LINKS**  
ESTATE AGENTS

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**Guide Price £825,000**  
**40 Foxholes Hill, Exmouth, EX8 2DQ**



- Deceptively Spacious Detached House For Updating • One Of Exmouth`s Most Sought After Residential Locations • Far Reaching Sea & South Devon Coastline Views From Front • 3 Storey, 3 Bedroom Accommodation • GF: Cloakroom, Bathroom & Bedroom • FF: Dining Room, Kitchen, Conservatory & Bedroom • SF: Living Room, Balcony, Bedroom & En-Suite • Double Garage, Good Sized Gardens, NO ONWARD CHAIN



## Accommodation

### Ground Floor

Obscure uPVC double glazed front entrance door leading to:

#### Entrance Porch

Radiator. Obscure glazed door, with matching pane to side, leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Useful storage cupboard. Personal door leading to double garage. Doors leading to bedroom 3, bathroom and:

#### Cloakroom

Obscure uPVC double glazed window to side. Coloured suite of low level WC. Radiator.

#### Bedroom 3 12'1" (3.68m) Max x 10'5" (3.18m)

uPVC double glazed window to front gaining Sea views. Fitted double wardrobe. Radiator.

#### Bathroom

Obscure uPVC double glazed window to side. Coloured suite of panelled bath with thermostatically controlled shower over and tiling to ceiling height. Vanity wash hand basin. Shaver light and socket. Radiator.

### First Floor

#### Landing

Staircase rising to second floor. Doors leading to kitchen, bedroom 2 and:

#### Dining Room 12'8" (3.86m) x 9'0" (2.74m)

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

#### Kitchen 19'0" (5.79m) x 8'2" (2.49m)

2 uPVC double glazed windows to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash back's. Stainless steel single sink and double drainer unit with mixer tap. Gas and electric cooker points. Space and plumbing for dishwasher and washing machine. Further space for fridge freezer etc. Radiator. Door leading to:

#### Conservatory 13'1" (3.99m) x 7'4" (2.24m)

uPVC double glazed windows to 3 sides on rendered dwarf brick walls. uPVC double glazed external doors to front and side, both leading to rear garden. Tiled flooring.

#### Bedroom 2 11'2" (3.40m) x 9'10" (3.00m)

uPVC double glazed window to rear. 2 built - in double wardrobes to 1 wall. Radiator.

### Second Floor

#### Landing

Access to insulated and part boarded loft space via trap door with ladder. Radiator. Airing cupboard housing the hot water tank with slatted shelving. Wall mounted central heating thermostat. Doors leading to bedroom 1 and:

#### Living Room 15'7" (4.75m) x 15'2" (4.62m)

Dual aspect having uPVC double glazed window to side uPVC double glazed sliding patio doors, leading to balcony and gaining far reaching Sea and South Devon coastline views, including Berry Head. Focal point of log effect gas fire, within a fireplace





surround, having a marble back and hearth. 2 radiators. Half wall overlooking dining room.

#### Balcony

Having wrought iron Balustrades, this is an ideal place for taking in those Sea & Coastline views.

#### Bedroom 1 11'8" (3.56m) To Wardrobe x 10'3" (3.12m)

uPVC double glazed window to front gaining those far reaching Sea and South Devon coastline views, including Berry Head. Range of fitted wardrobes to one wall. Radiator. Door leading to:

#### En - Suite

Obscure uPVC double glazed window to side. Coloured suite of panelled bath, shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator. Shaver light and socket.

#### Externally

The open plan Front Garden is laid mainly to lawn with shrub bed border and low hedge boundary to one side. A driveway provides off road parking and leads to:

#### Double Garage 18'0" (5.49m) x 16'6" (5.03m)

Remote up and over door to front. Wall mounted electric fuse box. Wall mounted gas fire boiler that supplies the central heating and domestic hot water. Cold water tap. Power and light connected.

#### Rear Garden

The property has a good sized and enclosed Rear Garden which enjoys a good degree of privacy. It is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. There is a brick patio area adjacent the conservatory with a further brick paved patio area to the rear of the garden, which enjoys those Sea views. Timber panel fenced and brick wall boundaries. Timber garden shed. Outside water tap. Outside lighting. Front pedestrian access to either side of property. Outside meter boxes.

#### Tenure

The property is FREEHOLD

#### Services

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

#### 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

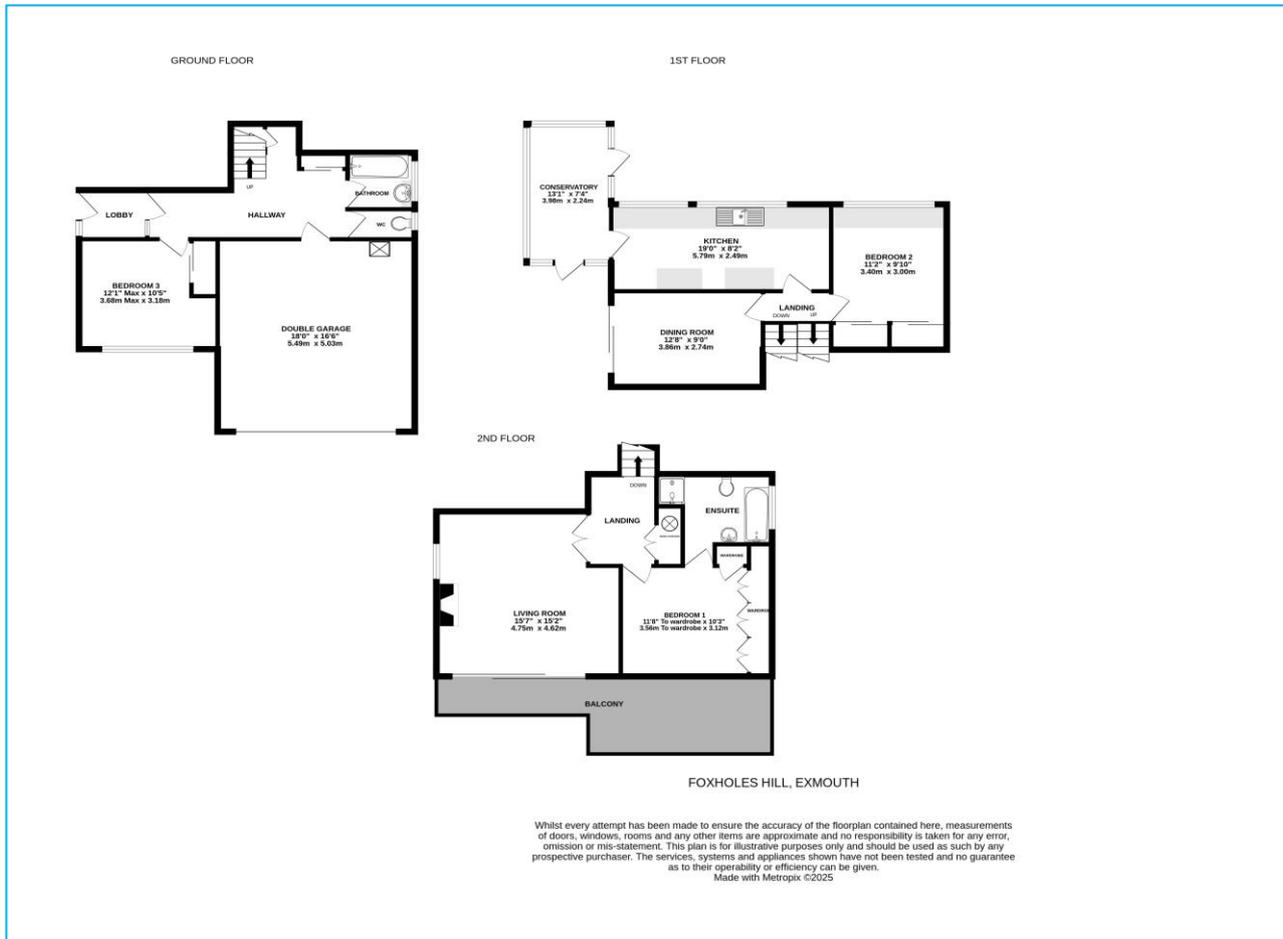
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### Agents Note

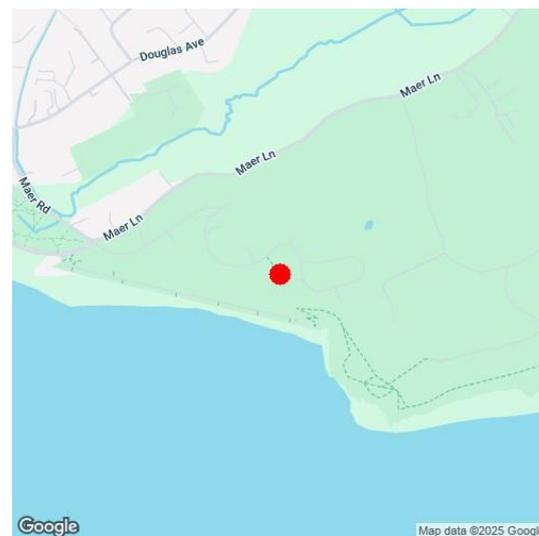
These are draft particulars and are awaiting vendors verification





### Directions

From our prominent Town Centre office, proceed out of town along Rolle Street, into Rolle Road, then turn right at the roundabout towards Exmouth Seafront. Turn left at the roundabout and along Exmouth seafront. Turn right at the next roundabout into Foxholes Hill. Follow the road up, passing the viewing point, then follow the road around to the right and into the first small Cul-De-Sac. The property will be found 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 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.