

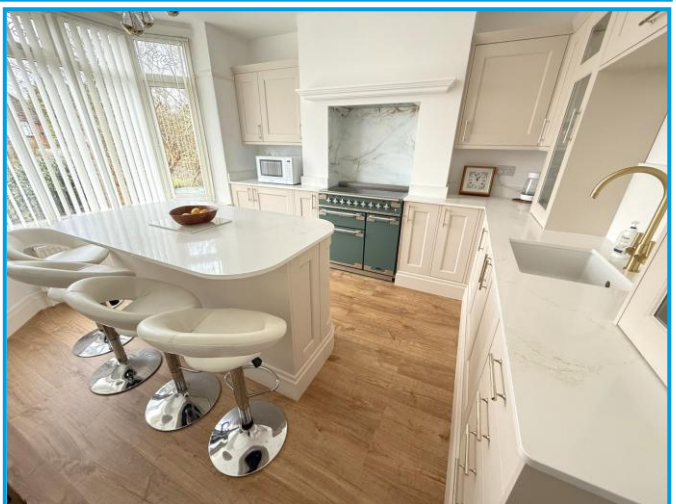
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LINKS
ESTATE AGENTS

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Guide Price £475,000

62 Hulham Road, Exmouth, EX8 3JZ



- 3 Bay Fronted Semi Detached House • Gas Central Heating & Double Glazing • Cloakroom, Living Room With Woodburner & Separate Dining Room • Stylish Modern Kitchen With Central Island • 3 First Floor Bedrooms & Modern Shower Room • Potential Loft Conversion (STP)
- Enclosed Rear Garden, Ample Driveway Parking • Viewing Advised



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

Tiled flooring. Step up to hardwood front entrance door with stained glass pane with stained glass windows to side leading to:

Entrance Hall

Staircase rising to 1st floor with under stairs storage cupboard, that houses the electric meter and trip switch fuse box. Radiator. Wooden flooring. Picture rail. Wall mounted central heating thermostat. Doors leading to inner hallway/Dining room, living room and:

Kitchen / Breakfast Room 13'10" (4.22m) Into Bay x 12'2" (3.71m)

A fantastic room that has been recently fitted and boasts a stylishly fitted kitchen. Large walk in bay window to front. Excellent range of floor standing and wall mounted cupboard and drawer storage units with attractive quartz work surfaces and matching splash back above. Matching central island. The electric "Rangemaster" cooker that has an induction top, is included in the sale. Extractor hood. Inset ceramic single sink that has a mixer tap above with a cold water filter tap. Integrated Fridge and Freezer. Laminate flooring, Radiator. Picture rail.

Living Room 16'2" (4.93m) Into Bay x 12'2" (3.71m)

Walk in bay to rear with uPVC double glazed French doors leading out to the rear garden and windows to either side. Focal point of a wood burning stove within a fireplace surround. Radiator. Picture rail.

Inner Hallway

Door leading to rear porch and open to:

Dining Room 10'1" (3.07m) x 9'1" (2.77m)

uPVC Double glazed French doors to rear leading out to the rear garden with a window to the rear also. Large built in utilities / storage cupboard that houses space and plumbing for a washing machine and space for a tumble dryer. Additional cupboard that houses space and plumbing for a dishwasher and that has a quartz work surface above. Radiator.

Rear Porch

Obscure uPVC double glazed external door to side. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Tiled flooring. Door leading to:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC. Radiator. Tiled flooring.

First Floor

Landing

Secondary glazed, stained glass window to side. Access to loft storage space, via trap door with ladder, that, subject to gaining the usual planning consents, could be converted to provide further living accommodation if required. Picture rail. Smoke alarm. Doors leading to:

Bedroom 1 16'3" (4.95m) Into Bay x 12'2" (3.71m)

Walk in uPVC double glazed bay window to rear. Fireplace feature. Useful built-in wardrobe/storage cupboard. Radiator. Picture rail.



Bedroom 2 13'10" (4.22m) Into Bay x 12'2" (3.71m)

Walk in uPVC double glazed bay window to front. Fireplace feature. Useful built-in wardrobe/storage cupboard. Radiator. Picture rail.

Bedroom 3 10'2" (3.1m) x 7'10" (2.39m)

uPVC double glazed window to rear. Radiator. Picture rail.

Shower Room

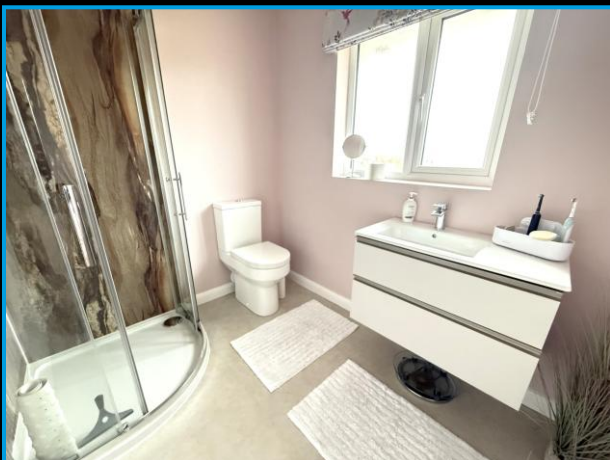
Obscure uPVC double glazed window to front. Recently installed shower room that comprises of a walk in shower quadrant with splash screen doors, splash backs and a thermostatically controlled shower above., Low level WC. Wall mounted wash hand basin with storage drawers beneath. Heated towel rail.

Externally

The property is approached via an extensive brick paved driveway that provides off road parking for several motor vehicles, boats or trailers. The remainder of the front is then laid to an artificial lawn with shrub bed borders. Outside outside power points. Outside water tap.

Rear Garden

There is an enclosed rear garden that has a patio area laid immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. Steps then lead down to a decking area and further patio area. The remainder of the garden is then laid to lawn with a shrub bed border. Timber panelled fence boundaries. Timber garden shed. Outside water tap. Outside power points. Outside gas meter box. Front pedestrian access to side of property via a 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

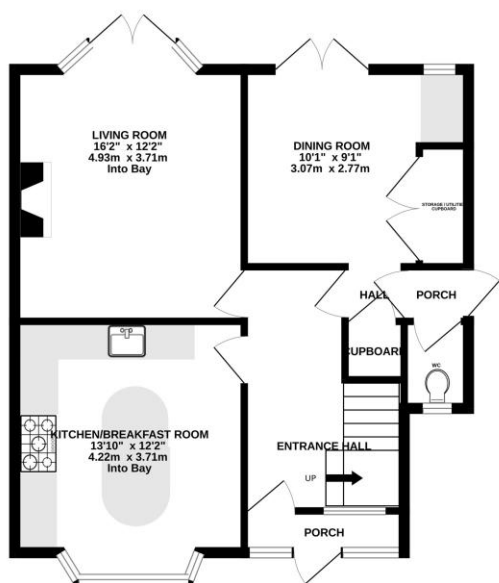
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Agents Note

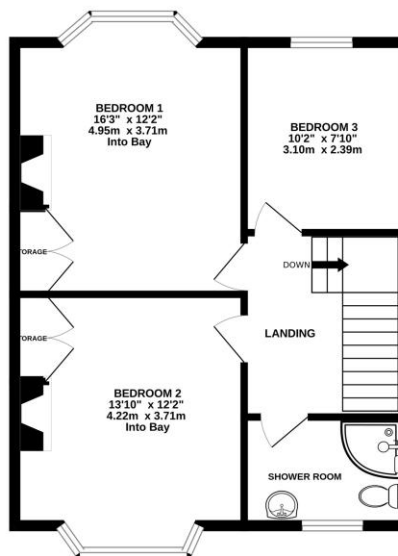
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR

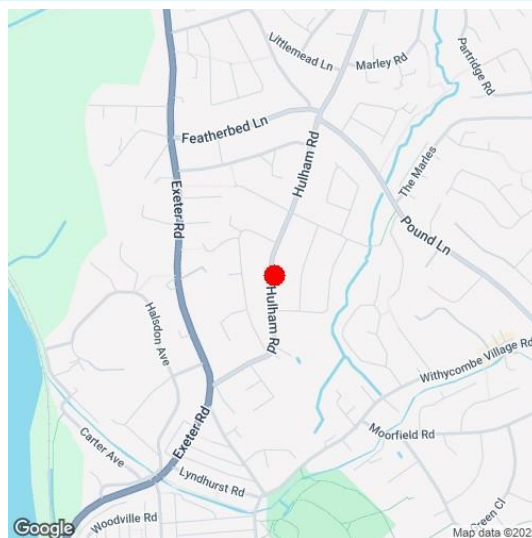
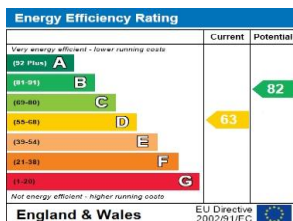


62 HULHAM ROAD

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 down Rolle Street, passing The Strand Gardens, turning left and then right at the mini roundabouts into Marine Way. Continue into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed along Hulham Road where the property will then be found on the right hand side.



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.