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LINKS
ESTATE AGENTS

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Guide Price £650,000
14 Maer Vale, Exmouth, EX8 2DX



- Spacious & Well Presented 2 Double Bedroom Detached Bungalow • Highly Desirable Residential Cul-De-Sac Location Within Easy Reach Of The Sea Front & Town Centre • Stunning Mature Gardens With A High Degree Of Privacy • Lounge Opening Onto A Covered Veranda • Dining Room & Kitchen/Breakfast Room • Spacious Hallway, Bathroom/WC & Cloakroom/WC • Diveway Parking & Integral Garage • NO ONWARD CHAIN



Accommodation

Entrance

Outside courtesy light. Double glazed entrance door with double glazed side panel window leading to:

Reception Hall

Spacious hallway. Wood block flooring. Radiator. Telephone point. Hatch to roof space with pull down ladder and light. Built-in airing cupboard housing Vaillant gas fired boiler supplying domestic hot water and central heating. Doors to:

Cloakroom/WC

Double glazed window to the front. Close-coupled WC. Wash hand basin. Cupboard below. Radiator.

Lounge 17'11" (5.46m) x 12'11" (3.94m)

A spacious room with double glazed window to the rear overlooking the garden. Stone fire place surround with inset gas coal effect fire. 2 Radiators. TV aerial point. Double glazed door opening onto the veranda. Opening to:

Dining Room 11'0" (3.35m) x 7'10" (2.39m) Max

Double glazed window to the side. Radiator. Door to:

Kitchen/Breakfast Room 16'4" (4.98m) x 9'11" (3.02m)

Double glazed windows to the front and side. Range of base cupboard and drawer units. Wall mounted units. One and a half bowl composite sink unit. Work top surfaces. Space for fridge/freezer. Integrated slim line dishwasher. Recess with Smeg range style cooker (included in the sale). Cooker hood over. Radiator. Double glazed door to the side. Door returning to the hallway.

Bedroom 1 14'0" (4.27m) x 13'6" (4.11m) Max

Double glazed windows to the side and rear. Range of fitted wardrobes/storage cupboards. Radiator. Double glazed door opening onto the veranda.

Bedroom 2 14'0" (4.27m) x 11'0" (3.35m)

Double glazed window to the rear. Radiator.

Bathroom/WC

Double glazed window to the front. Shaped shower bath. Tiled splash back. Glazed shower screen. Mira electric shower. Vanity wash hand basin. Cupboard below. Wall-mounted mirror with shaver point. Extractor fan. Radiator.

Externally

The front garden comprises mature well stocked flower and shrub borders. Side gated access into the rear garden to both sides of the property.

The rear garden is a particularly stunning feature of the property. Offering a high degree of privacy and a wooded back drop a covered veranda runs along the rear of the property and leads down to a lawn with a selection of specimen trees and attractive well stocked flower and shrub borders. Timber garden shed. Outside water tap. Gate to the rear leading to Lime Kiln Lane.



Driveway

A block paved driveway and parking area leading to:

Integral Garage 17'4" (5.28m) x 9'7" (2.92m)

Remote operated electric roller door. Power and light. Window to the rear.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band F

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

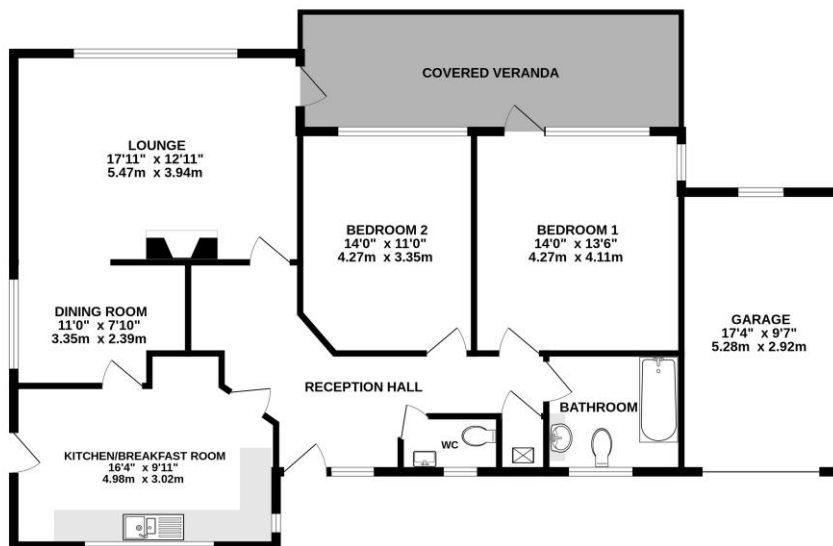
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note these are draft particulars and are awaiting vendors verification.

GROUND FLOOR

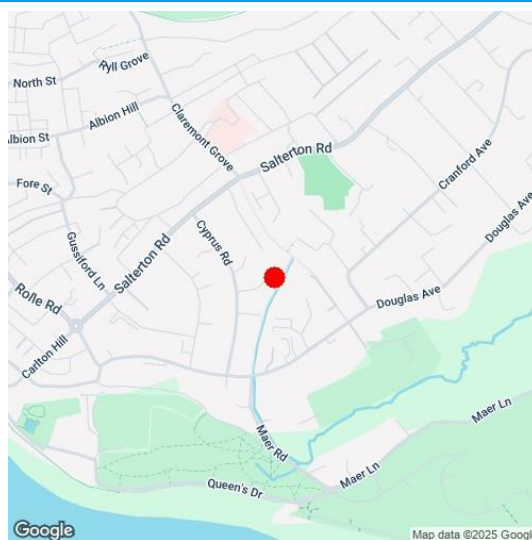


MAER VALE

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, head left along Rolle Street and continue into Rolle Road. At the roundabout head straight across into Douglas Avenue and follow the road around the bend. Continue along and take the 3rd left hand turning into Cyprus Road and then a right hand turning into Maer Vale. The property will 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.