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£725,000

26 Ryll Court Drive, Exmouth, EX8 2JP



- High Quality, Extended, 3 Double Bedroom Detached Chalet Style House • Panoramic Views Of The Exe Estuary From Rear, Sea Views From Front • Large Entrance Hall, Ground Floor Bedroom, Cloakroom & Utility Room
- Stylish Open Plan Kitchen/Dining/Family Room - All With Views • Fantastic Master Bedroom Suite (Formally 2 Bedrooms)
 - Further Double Bedroom & Separate Bathroom • Decked Balcony With Views, Attractive Rear Garden
 - Off Road Parking, Extended Garage/Store, Viewing Highly Advised



Accommodation

Ground Floor

Composite front entrance door with outside courtesy lighting to:

Entrance Hall

Double glazed window to the front. Stairs to first floor. Modern upright radiator with inset mirror. Large built-in cloaks/boiler cupboard with sliding mirror fronted doors housing Worcester gas fired Combi boiler. Wooden flooring. Open to:

Inner Hall

Feature port hole opening looking through to the kitchen and estuary beyond. Wooden flooring. Doors to:

Bedroom 3 12'11" (3.94m) x 11'11" (3.63m)

Double glazed French doors with side panel windows opening onto the front patio. Radiator. Wooden flooring

Kitchen/Dining/Family Room 26'10" (8.18m) Max x 13'7" (4.14m) Max

Narrowing to 8'9" (2.67m). A stunning feature of the property with double glazed window affording spectacular panoramic views of the River Exe Estuary and Haldon Hills and up river to Exeter. The kitchen is very well appointed and fitted with a range of white gloss fronted units with white Granite work tops and comprises an inset one and a half bowl sink unit with mono bloc tap. Integrated Neff induction hob with an extractor hood over. Integrated Neff double oven with a slide and hide door, Neff fridge/freezer and Neff dishwasher. Extensive range of base cupboard and drawer units with stainless steel lighting plinths below. Large central island which forms a breakfast bar with drawer units below, some having concealed cutlery drawers. Feature lighting plinth over. In the dining area there are 2 modern upright radiators. Wooden flooring. Open to:

Glazed Living Area 12'4" (3.76m) x 11'9" (3.58m)

An impressive room again affording spectacular views of the River Exe Estuary and Haldon Hills beyond. Double glazed windows and sliding doors onto the rear deck. Feature roof lantern skylight window. Remote controlled electric panel heater. Wooden flooring.

Utility Room 7'5" (2.26m) x 4'10" (1.47m)

Double glazed window to the side. Stainless steel sink unit. Work top surface with base unit below. Wall mounted storage. Plumbing for washing machine. Radiator. Wooden flooring.

Cloakroom/WC

2 double glazed windows to the side. Sink bowl set on a plinth with cupboard below. Feature splash back. WC with concealed cistern. CCTV monitor. Wooden flooring.

First Floor

Landing

Double glazed window to the front. Doors to:

Master Bedroom Suite 10'5" (3.18m) x 22'3" (6.78m) Max

Another feature of the property separated into two distinct areas.

BEDROOM AREA : Double glazed window with stunning views. Large built - in wardrobe with sliding mirror fronted doors. Recessed shelving. Radiator. 2 Bedside lights. Open to:

DRESSING AREA: Double glazed window with stunning views. Sliding mirror fronted doors concealing access to a large walk - in wardrobe with double glazed window to the side. Opening into:



En-Suite Shower Room/WC

Walk-in shower cubicle with composite splash backs. Rainwater shower head and hand held body spray. WC with concealed cistern. Wash hand basin with cupboard below. Wall-mounted mirror light with magnifier zone. Modern heated towel rail. Extractor fan. Double glazed window.

Bedroom 2 11'8" (3.56m) x 9'6" (2.9m)

Double glazed window to the front affording distant coastal views. Radiator. TV point.

Bathroom

Double glazed window to the front. White suite of corner bath with thermostatically controlled shower unit over and splash backs to ceiling height. Low level WC. Vanity wash hand basin. Wall-mounted mirror/light. Modern heated towel rail. Extractor fan.

Externally

Front Of Property

To the front of the property is a fore court parking area allowing for off road parking for multiple vehicles and a raised patio area with Sea views and outside lighting. Pedestrian access leading to the rear garden to both sides of the property with 2 outside water taps. Covered bin store attached to the rear of the garage/store. To the side of the driveway is a:

Garage/Store 25'8" (7.82m) x 9'3" (2.82m)

Located to the front of the property with remote operated roller door. Power and light.

Rear Of Property

To the rear there is an elevated composite deck with glazed screening and electric point which commands stunning panoramic views of the River Exe Estuary and Haldon Hills beyond. From here steps lead down to an attractive terraced garden which provides lawned and paved areas with mature flower and shrub borders and a timber storage shed. Steps lead down through the garden to a lower gate which provides pedestrian access onto Albion Hill. This allows for easy access to the town centre on foot. This could also, possibly, be utilised for additional parking if required.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band E.

Mortgage Assistance

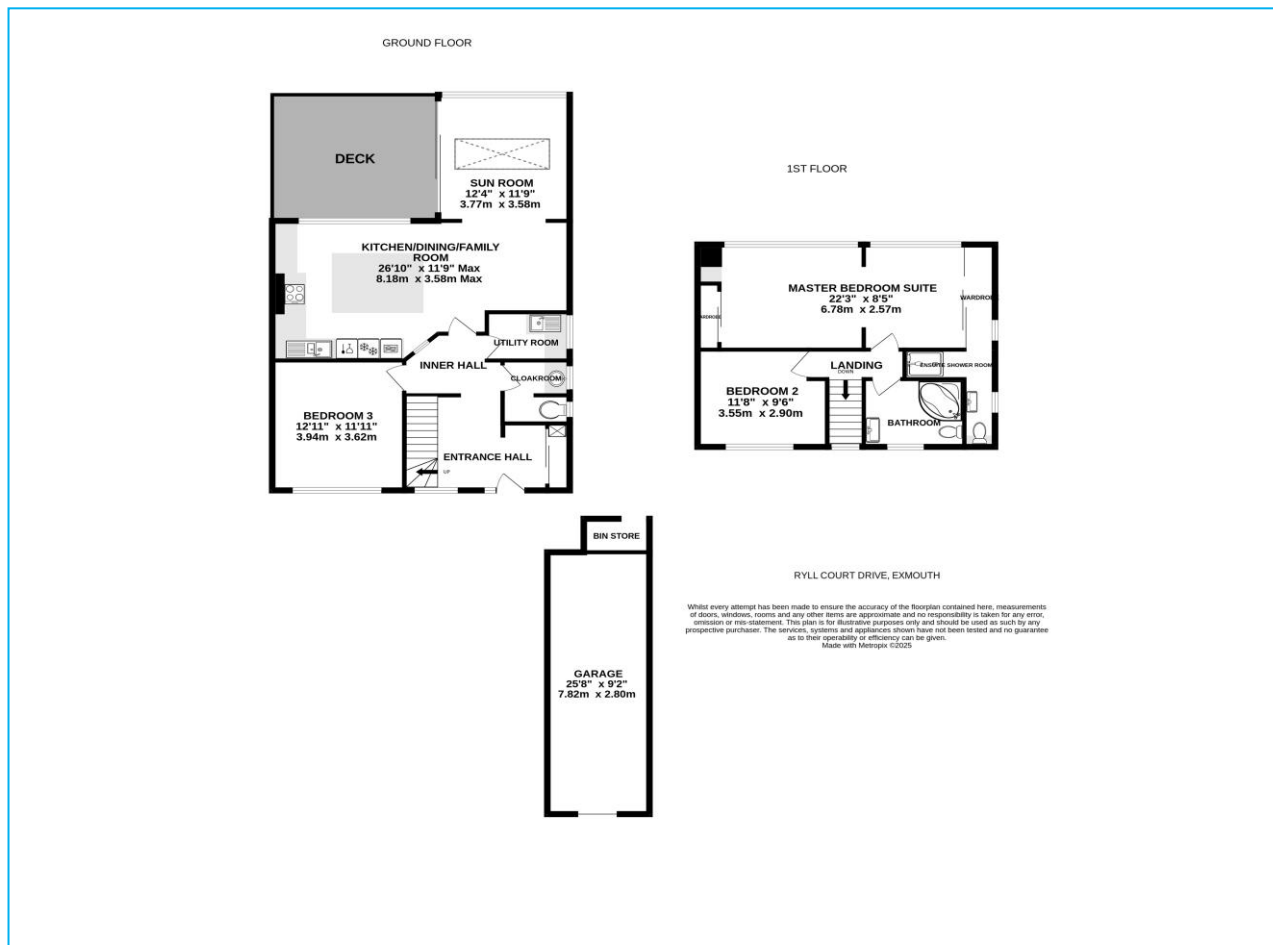
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

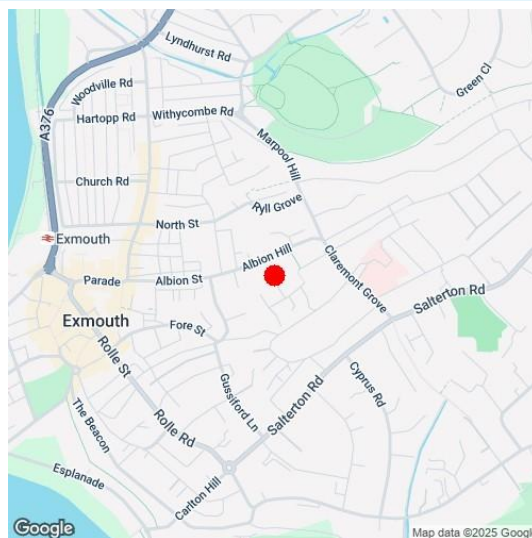
Please note, these are draft particulars and they are awaiting vendors verification. This property formally had 3 bedrooms on the first floor and could easily be converted back if required.



Directions

From our prominent Town Centre office, proceed up Rolle Street, onto Rolle Road, turning left at the roundabout onto Salterton Road. At the traffic lights, turn left onto Claremont Grove. Take the third left into Ryll Court Drive where the property will be found down a shared driveway, at the end of the cul-de-sac, clearly identified by our For Sale sign.

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		
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.