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**LINKS**  
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**Guide Price £579,950**

**19 Marcus Road, Exmouth, EX8 4DB**



• 5 Bedroom, 3 Bathroom Detached Family Home • Extended By The Current Vendors • Gas Centrally Heated & uPVC Double Glazed • Entrance Hall, Cloakroom, Living Room & Utility Room • Stunning & Stylish Kitchen / Dining / Family Room With Large Island • 4 FF Bedrooms, One With En suite, & Separate Family Bathroom • SF Master Bedroom Suite With Walk In Wardrobe & Large En-Suite • Off Road Parking, Store, Enclosed Sunny Aspect Garden. VIEWING ADVISED





A paved pathway provides access to a open covered storm canopy with courtesy lighting that leads to a composite front entrance door with an obscure glazed inset window, leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. Attractive herringbone LVT flooring with under floor heating. Useful under stairs storage recess. Smoke alarm. Coved ceiling. Doors leading to the living room, extended kitchen / dining / family room and:

### Cloakroom

Obscure glazed window front. Modern fitted white suite comprising of a low level WC. Wall mounted wash hand basin with tiled splash back above. Coved ceiling. Extractor fan. High level electric trip switch fuse box. Attractive herringbone LVT flooring with under floor heating. Wall mounted coat hooks.

### Living Room 16'7" (5.05m) x 9'2" (2.79m)

Window to front. Coved ceiling. Inset ceiling lights. Under floor heating.

### Kitchen / Dining / Family Room 26'5" (8.05m) Max x 23'5" (7.14m) Max

The current vendors have extended and created a fantastic open aspect space that acts as the heart of the home. This space incorporates Bi-folding doors to the rear and 2 large skylights that allows for natural light to flood into the property.

The stylish kitchen comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units with quartz work surfaces and matching up stands above. Large island incorporating a breakfast bar with an inset one and a half bowl sink with an integrated drainer unit to the side and a mixer tap above. Excellent range of integrated appliances including induction hob with an extractor hood and mirrored splash back above, 2 x eye level electric ovens, 2 x dishwashers, large fridge and a wine fridge. Large larder style corner cupboard. The whole room has attractive herringbone LVT flooring with under floor heating. Inset ceiling lights and attractive pendant lights above breakfast bar. Smoke alarm. Ample space for large dining room table and chairs additional area for sofas / snug area. Door leading to:

### Utility Room 8'1" (2.46m) x 7'6" (2.29m)

A further excellent use of space that has modern fitted floor standing and wall mounted cupboard and drawer storage units with marble effect work surfaces above. Inset stainless steel single sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine with a stacked tumble dryer above. Attractive herringbone LVT flooring with under floor heating. Extractor fan. Inset ceiling lights.

## First Floor

### Landing

Staircase rising to the second floor. Smoke alarm. Coved ceiling. Large built in double storage cupboard with hanging rail. Large double opening airing cupboard that houses a pressurised hot water tank and that has slatted shelving. Wall mounted thermostat. Coved ceiling. Doors leading to bedrooms 3, 4 and 5 and, the family bathroom and:

### Bedroom 2 13'3" (4.04m) To Wardrobe x 10'7" (3.23m)

Window to rear. Radiator. Coved ceiling. Large built in triple wardrobe with mirrored sliding door. Door leading to:

### En-Suite Shower Room

Obscure glazed window to rear. Modern fitted white suite comprising of a large walk in double shower quadrant that has tiled splash backs to ceiling height, a sliding splash screen doors and a thermostatically controlled shower. Low level WC. Wash hand basin with mixer tap above and storage cupboards beneath. Vinyl flooring. Shaver light and socket. Extractor fan. Inset ceiling lights. Heated towel rail.

### Bedroom 3 10'6" (3.2m) To Wardrobe x 9'3" (2.82m)

Window to front. Radiator. Coved ceiling. Built in triple wardrobe with mirrored sliding doors.

### Bedroom 4 11'2" (3.4m) To Wardrobe x 8'3" (2.51m)

Window to front. Radiator. Useful built in double wardrobe. Coved ceiling.



#### **Bedroom 5 8'4" (2.54m) x 8'1" (2.46m)**

Window to rear. Radiator. Coved ceiling.

#### **Family Bathroom**

Modern fitted white suite comprising of a panelled bath that has a shower screen, thermostatically controlled shower attachment. Low level WC. Pedestal wash hand basin. Extensively tiled walls. Vinyl flooring. Inset ceiling lights. Extractor fan. Mirrored medicine cabinet with integrated LED lighting.

#### **Second Floor**

##### **Landing**

Velux window to front. Access to a useful loft storage space. Inset ceiling lights. Smoke alarm. Door leading to:

##### **Master Bedroom 16'2" (4.93m) x 10'0" (3.05m)**

A very impressive master bedroom suite that has a large picture window to the rear that takes advantage of an open aspect outlook over Exmouth and towards the Estuary and the hills beyond. Radiator. Doorway leading to:

##### **Walk In Wardrobe**

Velux window to front. Excellent range of built in shelving, hanging rails and storage drawers to both sides of this space. Inset ceiling lights. Access to eaves storage. Door leading to:

##### **En-Suite**

Velux window to front. A fantastic ensuite facility to the master bedroom that comprises of a large free standing "egg" shaped bath with a mixer tap and shower attachment above. Large walk in double shower cubicle that has tiled splash backs to ceiling height, thermostatically controlled rainfall shower head and a separate shower attachment. "His and Her's" double sink unit with a display and storage cupboards beneath. Low level WC. Heated towel rail. Inset ceiling lights. Extractor fan. Large wall mounted mirror with integrated LED lighting. Tiled flooring.

#### **Externally**

##### **Front Of Property**

To the front of the property is a small area of garden laid to lawn with a paved pathway leading to the front entrance door and around to the side of the property. Meter boxes. EV charging point. A blocked paved driveway provides off road parking for one motor vehicle and leads to:

##### **Store**

Up and over door to front. Power and light connected. Wall mounted gas fired boiler.

##### **Rear Garden**

To rear of the property is a landscaped and easy to maintain rear garden that is arranged over 2 tiers, provides additional entertaining space and enjoys a sunny southerly aspect. Laid adjacent to the rear of the property is a level paved patio accessed via steps that lead down from the property. This area provides the ideal space for outdoor dining and sitting during fine weather. Stainless steel and glass balustrades to patio perimeter. A stainless steel and glass gate provides access down some steps to a further area of garden that is laid to artificial grass with a raised bed to one side. Timber fence boundaries. Outside water tap, lighting, power point. Front pedestrian access via a timber garden gate to the side.

##### **Tenure**

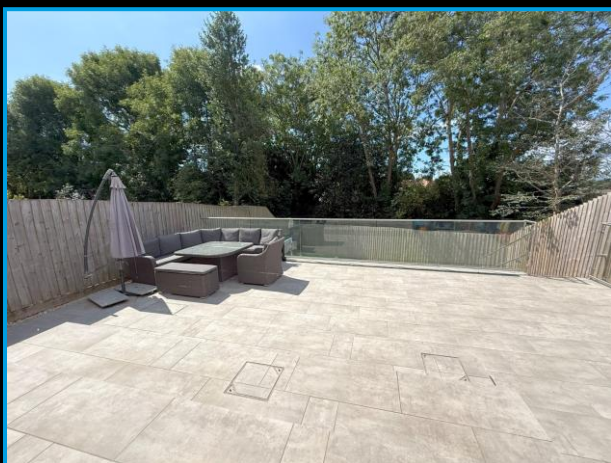
The property is FREEHOLD

##### **Services**

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

##### **Agents Notes**

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







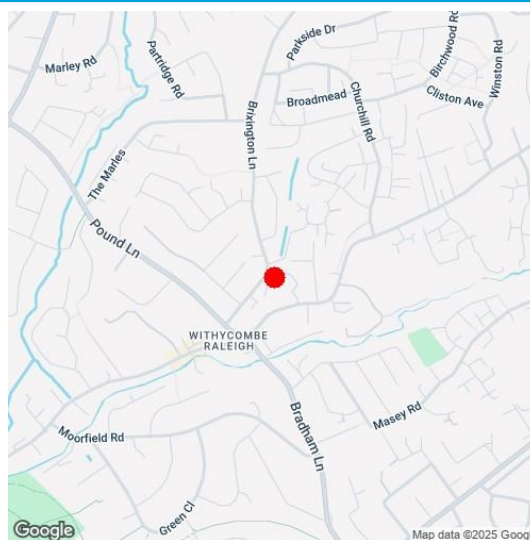
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
 Plan produced using PlanUp.

19 Marcus Road, EXMOUTH

### Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn right into Marcus Road. The property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
92-100 <b>A</b>			88	
81-91 <b>B</b>				
69-80 <b>C</b>		78	78	
55-68 <b>D</b>				
39-54 <b>E</b>			70	
21-38 <b>F</b>				
1-20 <b>G</b>			65	
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](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.