

01395 222350

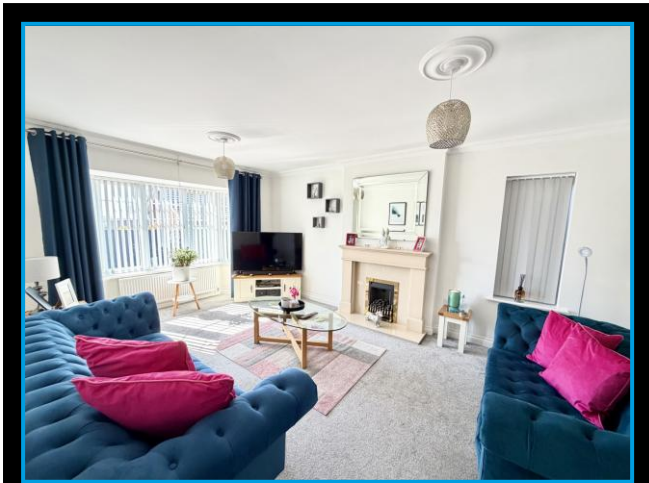
**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £620,000**  
**11 Hulham Vale, Exmouth, EX8 4QB**



- Immaculate Detached Executive Home • Popular Cul-De-Sac Of Similar Homes
- 3 Reception Rooms • Kitchen / Breakfast Room, utility & Cloakroom • 5 First Floor Double Bedrooms • 2 En - Suite Shower Rooms & Family Bathroom • Double Garage, Brick Paved Driveway Parking • Landscaped & Private Rear Garden



## Accommodation

### Ground Floor

Step up to front entrance door, beneath pitched and tiled storm canopy, with outside lighting leading to:

### Entrance Hall

Staircase rising to first floor. Wooden flooring. Radiator. Wall mounted central heating thermostat. Smoke alarm. Doors leading to dining room, kitchen/breakfast room, integral double garage and:

### Sitting Room 19'3" (5.87m) Into Bay x 11'2" (3.4m)

Dual aspect having walk - in uPVC double glazed bay window to front and uPVC double glazed window to side. Focal point of fitted coal effect gas fire within a Stone fireplace surround. Radiator. Double doors leading to:

### Dining Room 11'7" (3.53m) x 11'6" (3.51m)

Radiator. UPVC double glazed French doors with uPVC double glazed windows to either side leading to:

### Conservatory 13'10" (4.22m) x 10'11" (3.33m)

uPVC double glazed windows to 3 sides on rendered dwarf brick walls. uPVC double glazed French doors to side that lead to rear garden. Cosy Roof conservatory roof. Radiator. Wooden flooring.

### Kitchen / Breakfast Room 16'4" (4.98m) x 14'1" (4.29m)

3 uPVC double glazed windows to rear. Good range of fitted cupboard and drawer storage units with roll edged work surfaces and ceramic splash packs. Stainless steel one and half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and double electric oven and grill to side. Integrated dishwasher, fridge and freezer. Radiator. Wooden flooring. Inset ceiling lights. Door leading to:

### Utility Room 7'3" (2.21m) x 5'3" (1.6m)

Composite external door leading to rear garden. Cupboard storage units with roll edged work surface and ceramic tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Wooden flooring. Extractor fan. Door leading to:

### Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and pedestal wash hand basin. Tiling to dado height. Radiator. Wooden flooring.

## First Floor

### Landing

Access to insulated and part boarded loft space via trap door with ladder. Radiator. Smoke alarm. Walk - in airing cupboard with the Mega flow hot water cylinder and slatted shelving. Doors leading to 5 bedrooms and Family bathroom.

### Bedroom 1 12'11" (3.94m) Plus Recess x 11'7" (3.53m)

uPVC double glazed window to front. Radiator. Door leading to:

### En - Suite

Obscure uPVC double glazed window to side. White suite of double shower cubicle with thermostatically controlled shower unit, including Rainfall water head and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver socket.

### Bedroom 2 11'7" (3.53m) x 11'6" (3.51m)

uPVC double glaze window to rear. 2 x fitted double wardrobes. Radiator. Door leading to:

### En - Suite

Obscure uPVC double glazed window to rear. White suite of shower cubicle with thermostatically controlled shower unit, including Rainfall water head and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver socket.

### Bedroom 3 10'7" (3.23m) x 10'5" (3.18m) Max

uPVC double glazed window to front gaining distant Sea and South Devon coastline views. Radiator.



#### Bedroom 4 11'2" (3.4m) x 8'4" (2.54m)

uPVC double glazed window to rear. 2 x fitted double wardrobes. Radiator.

#### Bedroom 5 11'3" (3.43m) x 8'5" (2.57m)

uPVC double glazed window to front gaining distant Sea and South Devon coastline views. Radiator.

#### Family Bathroom

Obscure uPVC double glazed window to rear. White suite comprising panelled bath with mixer tap and shower attachment, including Rainfall waterhead. Low level WC. Pedestal wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan. Shaver socket.

#### Externally

Immediately to the front of the garage is a brick paved driveway that provides off road parking for 2 motor vehicles, side by side. To the front of the property and side of the property, there is further brick paving for additional parking plus a small shrub bed to the right hand side of the garage. Outside lighting. EV charging point. Outside water tap. The driveway then leads to:

#### Integral Double Garage 16'2" (4.93m) x 16'2" (4.93m)

2 electrically operated roll up and over doors to front. Personal door to side leading to rear garden. Wall mounted electric trip switch fuse box. Wall mounted gas fired boiler supplying the central heating and domestic hot water. Power and light connected.

#### Rear Garden

The property enjoys a private, landscaped and enclosed Rear Garden which has ease of maintenance in mind. There is a Flagstone patio area immediately adjacent the property with steps leading up to a timber decking area, both being ideal for outdoor dining and sitting during the fine weather. Raised rockery and further raised shrub beds providing year round interest and colour. Outside Power Point. Outside water tap. Outside lighting. Timber garden shed. Outside meter boxes. Timber panelled fence and brick wall boundaries. Front pedestrian access to side of property via timber garden gate.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. The property is on a water meter. 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

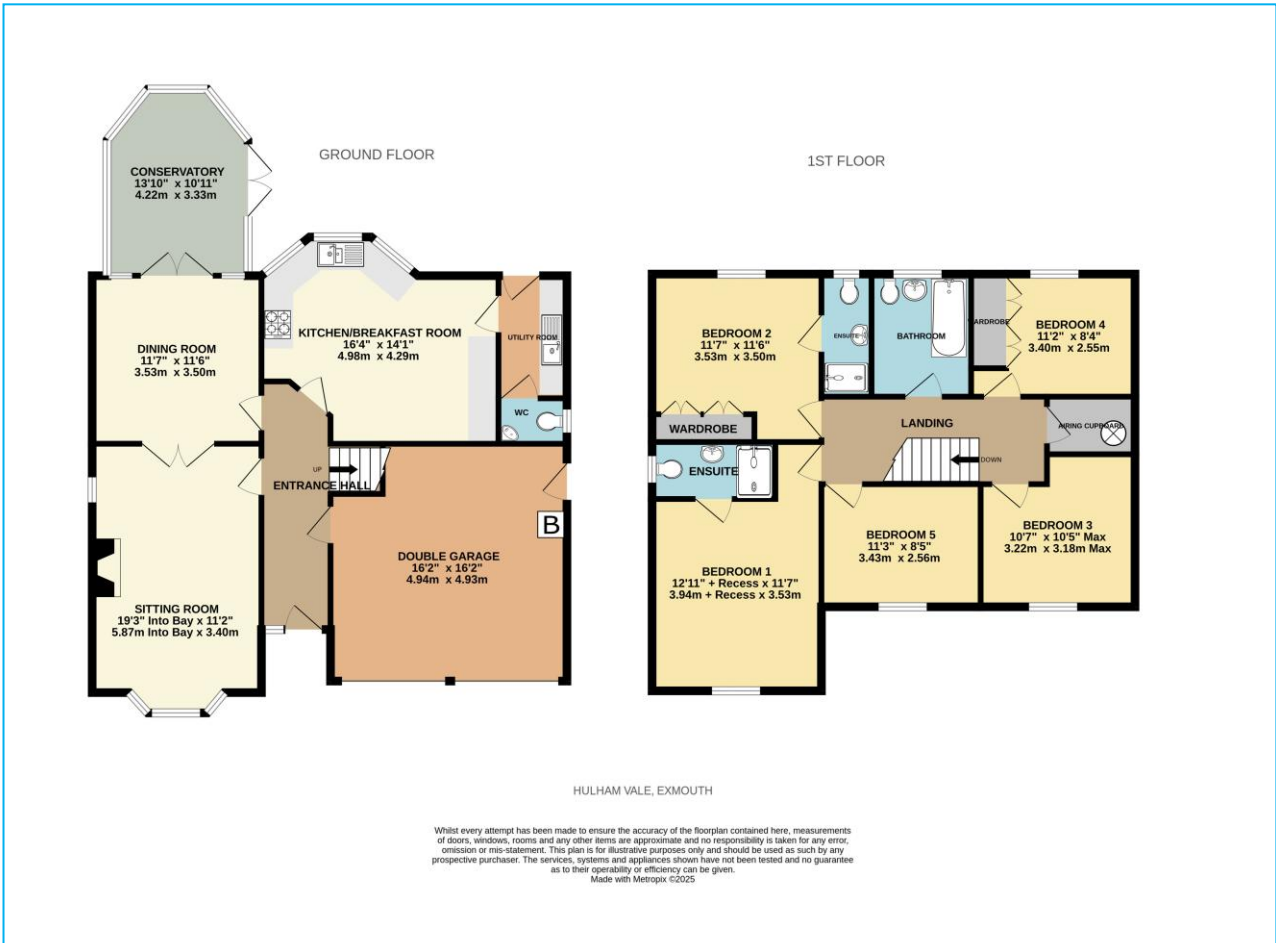
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### Agents Note

These are draft particulars and are awaiting vendors verification.



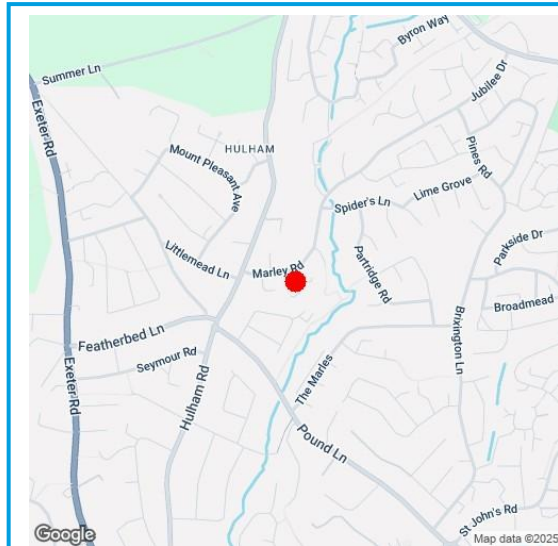


**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Hulham Vale is the second turning on the right where the property will be found immediately on the right, identified by our For Sale sign on the rear fence.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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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.