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ESTATE AGENTS

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Guide Price £585,000

57 Ashleigh Road, Exmouth, EX8 2JZ



- Deceptively Spacious 4 Bedroom, 3 Storey House • Gas C/Heated & uPVC D/Glazed • 2 Recep Rooms, Conservatory & Large Kitchen/Breakfast Room • 2 Bathrooms & 1 Shower Room, All Modern Fitted • 4 Good Sized Bedrooms • Off Road Parking & Garage • Large, Enclosed & Level Rear Garden With Summer House • Internal Viewing Very Strongly Advised



Step up to:

Open Storm Porch

Tiled flooring. Courtesy lighting. uPVC double glazed front entrance door leading, with an obscure glazed window to side, leading to:

Ground Floor

Entrance Hall

Spacious hallway with a window to side. Staircase to the lower ground floor. Radiator. Doors to lobby/porch and dining room, open to kitchen / breakfast room and folding door leading to:

Living Room 18'11" (5.77m) x 14'6" (4.42m)

Dual aspect room with a window to side and sliding patio doors to rear leading to the conservatory. 2 x Radiators. Coved ceiling.

Conservatory 13'0" (3.96m) x 7'9" (2.36m)

A lovely sunny addition to the property with dwarf brick walls with uPVC double glazed windows to sides and rear. Sliding patio doors to rear with a Juliet style balcony overlooking the rear garden.

Dining Room 13'1" (3.99m) x 11'5" (3.48m)

Window to rear. Radiator. Coved ceiling.

Kitchen/Breakfast Room 13'11" (4.24m) Max x 13'5" (4.09m) Max

L shaped dual aspect room with 2 windows to the front and a further window to the side. Excellent range of modern fitted Floor standing and wall mounted cupboard and drawer storage units with attractive work surfaces and complimentary tiled splash backs. Matching breakfast bar. Inset one and a half bowl sink with a single drainer unit and a mixer tap above. Built in 4 ring electric induction hob with a chimney style extractor hood above. Eye level double electric oven and grill. Integrated fridge/freezer. Space and plumbing for a washing machine and a dishwasher. Radiator.

Lobby

Window to side and a obscure glazed door leading to the side of the property, which gives access to both the front and rear gardens. Staircase rising to the first floor. Storage recess with shelving. Wall mounted gas fired combi boiler. Concealed hatch/access to an under croft of the property. Radiator. Under stairs storage cupboard. Door to:

Shower Room

Obscure glazed windows to front and side. Stylish, modern fitted suite with extensively tiled walls and tiled flooring. The suite comprises of a walk in shower cubicle with a thermostatically controlled rainfall shower head and separate shower attachment and splash screen doors. Concealed cistern WC. Wash hand basin with storage beneath and display to side. Heated towel rail. Extractor fan.

First Floor

Landing / Study Area

Velux window to side. Access to eaves storage to both sides of the property. Suitable space for a small study area. Doors leading to the bathroom and:

Bedroom 1 18'9" (5.72m) x 11'9" (3.58m)

Window to rear and Velux window to side. 2 x Radiators. Access to eaves storage cupboards to both sides of the property. Part sloped ceilings.

Bathroom

Velux window to side. Fully tiled walls. White suite comprising of a corner bath with central mixer taps, along with an electric shower unit above and a splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan. Part sloped ceilings.

Lower Ground Floor

Hallway

Access to under stairs storage cupboard with light connected. Arch way to snug area and doors to a bathroom and:

Bedroom 2 15'0" (4.57m) x 11'4" (3.45m)

uPVC double glazed French doors leading to the rear garden, velux window to rear. Radiator.



Bathroom

Obscure glazed window to side. Fully tiled walls. Fitted white suite comprising of a P shaped panelled bath with thermostatically controlled shower above and a splash screen. Low level WC. Pedestal wash hand basin. Inset ceiling rail. Extractor fan.

Snug 13'10" (4.22m) x 6'3" (1.91m)

Obscure glazed window to side. Radiator. Useful area currently used as a gaming area. Doors to bedroom 4 and:

Bedroom 3 20'9" (6.32m) x 6'10" (2.08m)

Window to rear. Radiator.

Bedroom 4 20'9" (6.32m) x 6'8" (2.03m)

Dual aspect room with windows to side and rear. Radiator. High level electric trip switch fuse box.

Externally

Front Garden

To the front of the property is level and well maintained front garden that is laid to lawn with a well stocked shrub bed to the front of the property that provides colour and interest as well as a natural screen from the road. There is a further flower bed to the side of the lawn. A block paved driveway provides off road parking for 2 motor vehicles and in turn, leads to:

Single Garage 15'6" (4.72m) x 8'8" (2.64m)

Up and over door to front. Power and light connected. Window to rear.

Rear Garden

To the rear of the property is a large and level rear garden that needs to be seen to be fully appreciated. There is a good sized patio area laid adjacent to the rear of the property, providing an ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then predominately laid to lawn with mature shrubs and trees. Decked patio area with an integrated pond. Timber panelled fenced boundaries. Outside power point and water tap. Front pedestrian access via a timber gate to side. Outside water tap. Gas meter box. The garden is a real asset to the property and further benefits from access to:

Garden Room

11'8" (3.56m) x 7'10" (2.39m)

Window to front. Ample space for storing gardening tools and furniture

Summer House

12'3" (3.73m) x 9'1" (2.77m)

Timber built summer house with windows to side and front. Double opening glazed doors to front. Power and light connected. A lovely and useful addition to the garden.

Tenure

The property is Freehold

Services

All mains and services area 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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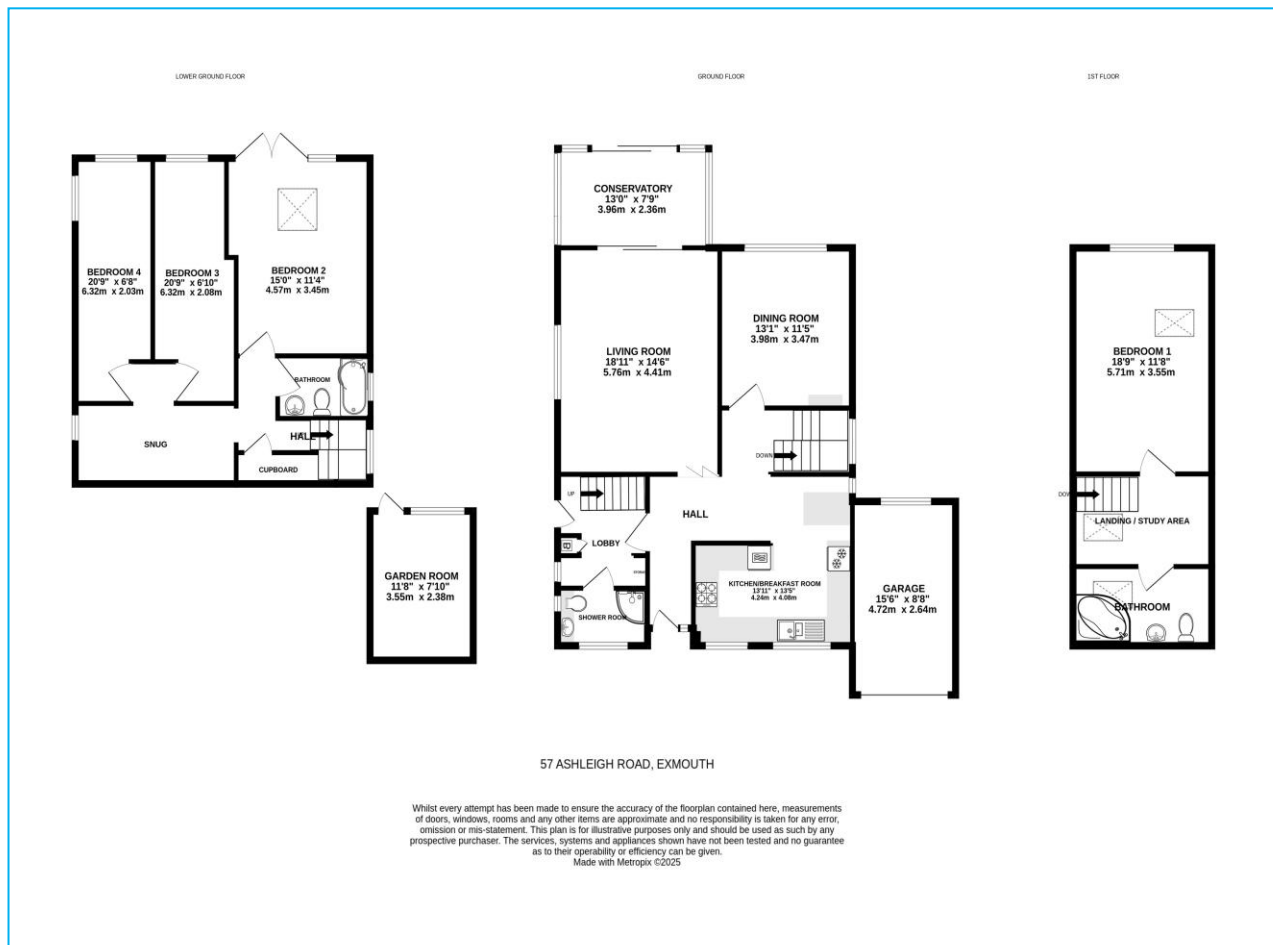
Agents Notes

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

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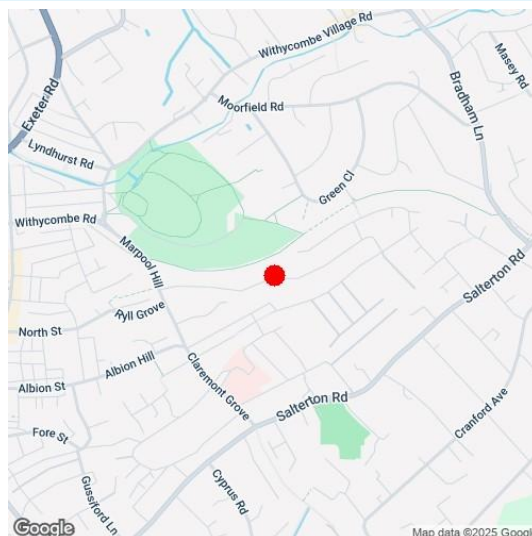
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Directions

From our prominent town centre office, turn right down Rolle Street and then turn right at the roundabout onto the Parade. Proceed into Exeter Road and take a right hand turning into Withycombe Road. At the roundabout turn right into Marpool Hill and 1st left into Ashleigh Road. The property will be found on the left hand side, once the road levels out, clearly identified by our for sale board.



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.

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