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**Guide Price £765,000**

**2 Ryll Court Drive, Exmouth, EX8 2JP**



- Stunning 5 Bedroom, 3 Bathroom Detached Family Home • Extended & Completely Renovated By The Current Vendors • Incredible Exe Estuary Views To The Rear From Both Floors • Living Room, 2 Ground Floor Bedrooms, Shower Room & Utility • Fantastic Open Plan Kitchen / Dining / Family Room • Master Bedroom Suite With Juliet Balcony, Walk In Wardrobe & Stylish En-Suite • Stunning Family Bathroom With Free Standing Bath & Separate Shower • Off Road Parking, Single Garage & Enclosed Rear Garden





Attractive composite front entrance door with an inset satin obscure glazed window leading to:

#### Ground Floor

##### Entrance Hall

Staircase rising to the first floor. Inset ceiling lights. Smoke alarm. Engineered wood flooring with under floor heating and a wall mounted thermostat. Part glazed double Oak veneer doors leading through to the open plan kitchen/dining/ living area and oak veneer doors leading to all other rooms, including:

##### Living Room 13'6" (4.11m) x 11'5" (3.48m)

A dual aspect room that has windows to the front and side aspects. Under floor heating with a wall mounted thermostat control.

##### Kitchen / Dining / Family Room 25'0" (7.62m) x 13'11" (4.24m)

A feature of this property is the large open plan kitchen / dining / family room that spans the width of the property and takes full advantage of the stunning Estuary views that this property has to offer with large aluminium bi-folding doors across the rear. This allows for natural light to flood into the property and perfectly frames the view. The kitchen area comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units with attractive works surfaces and complimentary tiled splash backs above. The cupboards and drawers are all soft close and feature a pull out larder style cupboard, corner carousel and refuse drawer. Central matching island that has a that has a breakfast bar and incorporates an inset composite one and a half bowl sink with a single drainer unit to the side and mixer tap (Instant hot water tap). Built in appliances including an induction hob with an extractor hood above, double eye level electric oven and grill, dishwasher, fridge and freezer. 2 x Wine racks. Soft clothes cupboard and drawers. Engineered wood flooring throughout with under floor heating and a wall mounted thermostat control. Inset ceiling lights with two attractive hanging pendant lights above breakfast bar. Ample space for dining table and chairs in addition to a seating area. Heat detector. Personal door that provides access into the garage.

##### Bedroom 5/Study 10'7" (3.23m) x 8'11" (2.72m)

Window to front. Under floor heating with a wall mounted thermostat control. Built in display shelving. Cupboard that conceals the electric meter, trip switch fuse box and Eddi solar diverter. Door leading to:

##### Shower Room

"Jack and Jill" access via a door leading out to the hallway. Satin obscure glazed window to side. Modern fitted white suite comprising of a walk in single shower quadrant with tiles splash backs to ceiling height, thermostatically controlled shower and a sliding splash screen doors. Low level WC. Vanity wash hand basin unit with storage cupboards beneath and a wall mounted mirror with integrated LED lighting. Inset ceiling lights. Under floor heating.

##### Bedroom 4 11'0" (3.35m) x 8'5" (2.57m)

Window to side. Inset ceiling lights. Under floor heating with wall mounted thermostat control.

##### Utility Room 11'8" (3.56m) x 7'7" (2.31m)

Fully glazed uPVC double glazed door to side leading out to the side pathway and into the rear garden. Modern fitted floor standing cupboards with fitted work surface and tiled splash backs above. Inset stainless steel single sink and drainer unit to the side and a mixer tap above. Space and plumbing for a washing machine. Further space for additional appliance if required. Extractor fan. Engineered wood flooring with under floor heating. Inset ceiling lights. Smoke alarm. Wall mounted coat hooks. Useful under stairs storage cupboard that houses the solar inverter. Large airing cupboard that houses a wall mounted gas fired boiler, pressurised water tank and under floor heating manifold controls.

#### First Floor

##### Landing

Smoke alarm. Inset ceiling lights. Oak veneer doors leading to bedrooms 2 and 3, family bathroom and:

##### Master Bedroom Suite 19'6" (5.94m) x 13'11" (4.24m)

A stunning master bedroom suite that, again, takes full advantage of the stunning elevated views over Exmouth of the Estuary. Powderham castle,



Haldon Hills and into Exeter. The views are obtained from the rear via two large windows and centrally located glazed double opening French doors with a Juliet balcony. The bedroom area is large with inset ceiling lights. 2 x Infrared ceiling heating panels. Door leading to the en suite and door leading to:

#### **Walk in Wardrobe 10'2" (3.1m) x 5'11" (1.8m)**

Inset ceiling lights. Ceiling mounted infrared heating panel.

#### **En-Suite Shower Room**

Satin obscure glazed window to side. Stylishly fitted large en suite shower room that comprises of a large walk in, low profile, shower that has attractive tiled splash backs to ceiling height, thermostatically controlled shower and a glass splash screen. Low level WC. Circular wash hand basin with mixer tap above and storage cupboards beneath. Attractive flooring. Inset ceiling lights. Extractor fan. Wall mounted electric heater.

#### **Bedroom 2 20'2" (6.15m) Max x 12'3" (3.73m) Max**

Dual aspect room that has a window to side and Velux window to front. Inset ceiling lights. Ceiling mounted infrared heating panel. Access to eaves storage. Snug area to eaves.

#### **Bedroom 3 14'11" (4.55m) x 12'3" (3.73m)**

Dual aspect room that has a window to side and a velux window to front. Access to eaves storage space. Inset ceiling lights. Ceiling mounted infrared heating panel.



#### **Family Bathroom**

Satin obscure glazed window to side. Stylishly finished family bathroom that has extensive attractive tiling to the walls. Large free standing oval shaped bath that has a mixer tap and shower attachment. Large walk in double shower quadrant that has tiled splash backs to ceiling height, rainfall shower head, separate shower attachment and sliding splash screen doors. Large vanity wash hand basin with storage drawers below and a wall mounted mirror with integrated LED lighting above. Attractive flooring. Inset ceiling lights. Extractor fan. Wall mounted electric heater.

#### **Front Of Property**

To the front of the property is a level area of garden that is laid to stone chippings that provides off road parking for 2 to 3 motor vehicles. Shrub bed borders to the front and to one side. Evergreen, fenced and walled boundaries. Outside courtesy lighting, mixer tap, meter box and a power point. composite decked pathway to one side of the property provides access to a timber garden gate to the side. The driveway provides access to:

#### **Garage 18'6" (5.64m) x 8'1" (2.46m)**

Up and over door to front. Window to rear and part obscure glazed uPVC double glazed door leading out to the rear garden. Power and light connected. Personal door leading to the kitchen / dining / family room.



#### **Rear Garden**

To the rear of the property is a fully enclosed and good sized garden. Laid immediately adjacent to the rear of the property is a raised composite decked area with steps that lead down to a paved patio that provides the ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then predominantly laid to lawn with a shrub bed border to one side and evergreen boundaries to the other. Attractive stone boundary wall to the rear. Outside power point and lighting. The composite decked area provides access around the side of the property to a timber garden gate that provides front pedestrian access. Timber storage shed.

#### **Tenure**

The property is FREEHOLD

#### **Services**

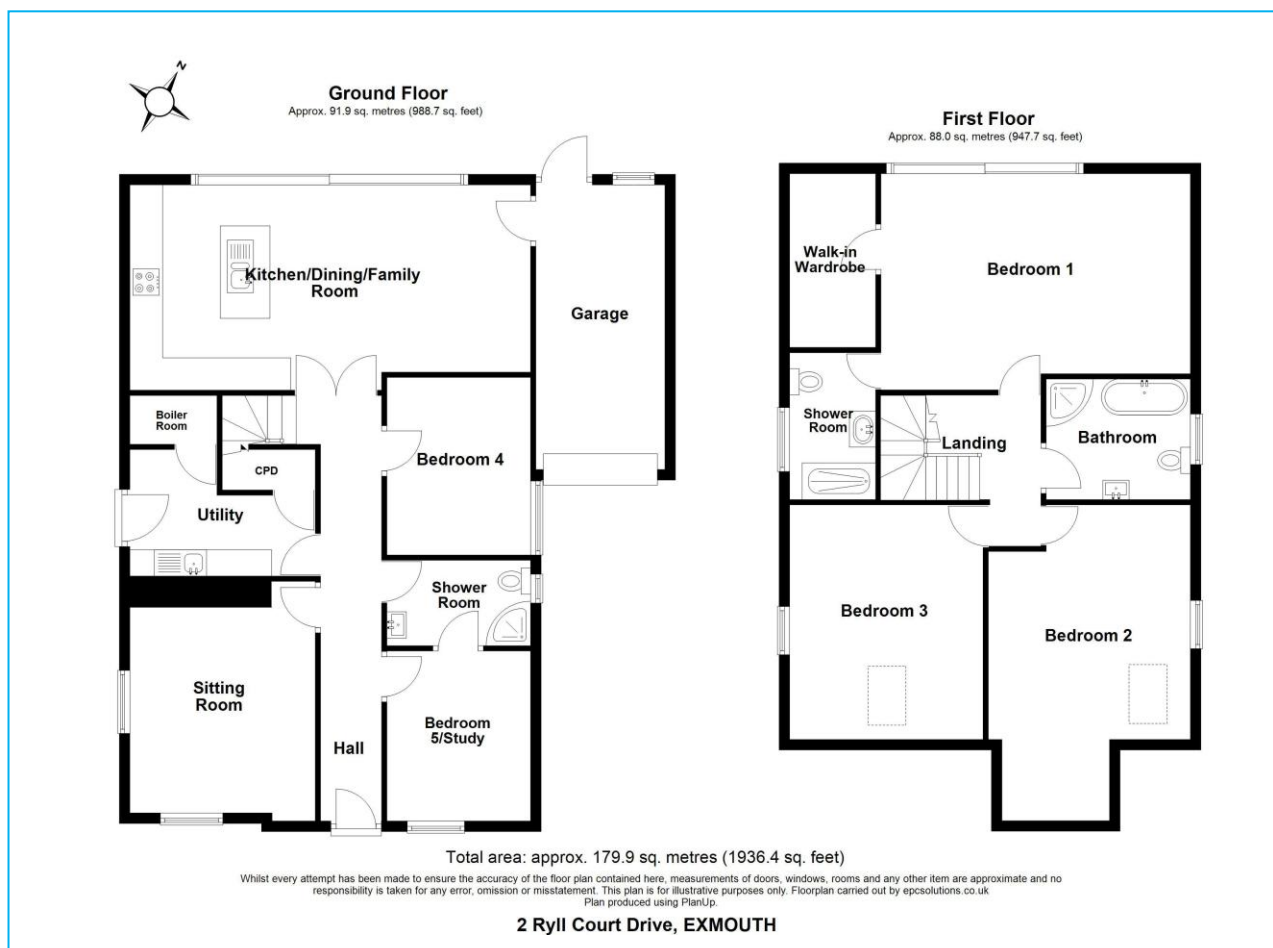
All mains services are connected. Council Tax Band E. The property is on a water meter. The property enjoys 17 solar panels that are owned.

#### **Agents Notes**

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



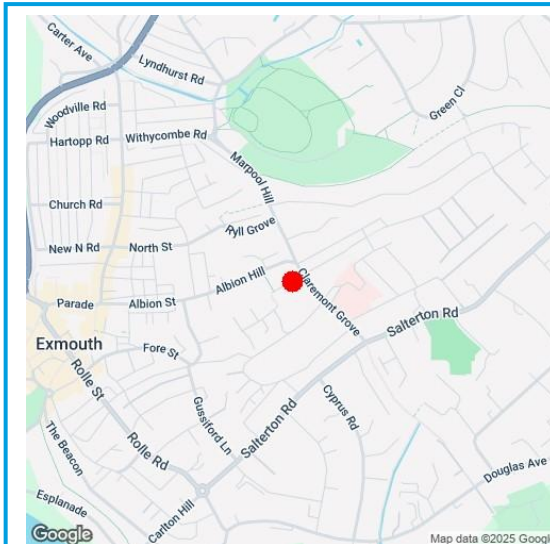




### Directions

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 on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>	90	93	
(81-91) <b>B</b>			
(69-80) <b>C</b>	75	80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	45	50	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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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.