

Guide Price £450,000
5 Ryll Court Drive, Exmouth, EX8 2JP



- Immaculate 2 Bedroom Semi Detached Bungalow In A Desirable Cul-De-Sac • Extended & Updated Providing A Bright And Airy Living Space • Gas Centrally Heated & uPVC Double Glazed • Extended Living/Dining Room & Modern Kitchen/Breakfast Room • Master Bedroom With Walk In Wardrobe & En-Suite Shower Room/WC
- Modern Refitted Bathroom/WC • Garden Room/Home Office, Level Plot With Southerly Facing Rear Garden
- Off Road Parking, Planning Permission For Loft Conversion



Accommodation

uPVC double glazed entrance door with an obscure glazed inset window to:

Entrance Hall

Solid oak flooring. Radiator. Picture rail. Smoke alarm. Access to an insulated and part boarded loft space via a trapdoor and ladder that has a light connected and also houses a wall mounted Combi boiler with digital control thermostat. The property has valid and current planning permission for a loft conversion which would allow for two additional bedrooms and bathroom. Oak veneer doors leading to:

Extended Living/Dining Room 25'3" (7.7m) x 11'10" (3.61m)

An impressive bright extended room that offers ample space for both living and dining. Dual aspect with a window to front and French doors with side windows leading out to the rear garden. Two radiators. Dado rail. Picture rail. TV point.

Kitchen/Breakfast Room 16'4" (4.98m) x 9'0" (2.74m)

A dual aspect room with a windows to front and side. Excellent range of modern fitted floor standing and wall mounted cupboard and drawer units with attractive quartz work surface and complimentary tiled splash backs above. Insert ceramic 1 1/2 bowl sink with a single drainer and mixer tap above. Integrated fridge, freezer, washing machine, tumble dryer and dishwasher. Space for range style cooker with gas and electric points and extractor hood above. Upright radiator. Oak veneer door leading to:

Side Porch

Tiled flooring. Composite door opening onto the front driveway with a storm porch and courtesy lighting.

Bedroom 1 12'11" (3.94m) x 11'10" (3.61m)

Window to rear. Radiator. Picture rail. Door leading to:

Walk In Wardrobe

Useful storage space. Door leading to:

En-Suite Shower Room

Obscure glazed window to side. Good size walk in shower with low profile shower tray, thermostatically controlled rainfall shower with separate shower attachment, tiled splash backs. Sliding splash screen door. Close-coupled WC. Wall hung wash hand basin with storage drawers below. Extractor fan. Extensively tiled walls. Radiator.

Bedroom 2 9'9" (2.97m) x 8'9" (2.67m)

Window to side. Built in double wardrobe with sliding doors. Radiator. Picture rail.

Bathroom/WC

Window to the side. Refitted with a modern white suite comprising a panelled bath with shower over. Shower splash screen. Tiled splash back. Close-coupled WC. Wash hand basin with drawers below. Heated towel rail. Extractor fan. Recessed ceiling lighting.



Externally

To the front of the property is a level block paved driveway which provides off road parking for two motor vehicles. Flower and shrub borders. The block paving continues to the side of the property providing access via timber garden gate through to the rear garden. Outside power point and water tap.

Rear Garden

To the rear of the property is an enclosed and southerly facing garden that enjoys a good degree of privacy. A paved patio is laid adjacent to the rear of the property and provides an ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is predominantly laid to lawn with well stocked shrub beds. Further raised timber decked sitting area. Timber storage shed. Outside water tap. A part glazed uPVC door provides access to:

Office/Garden Room 7'7" (2.31m) x 5'9" (1.75m)

Window to rear. Power and light connected. Tiled flooring. This space is currently being used as a storage room.

Tenure

The property is FREEHOLD.

Services

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

Mortgage Assistance

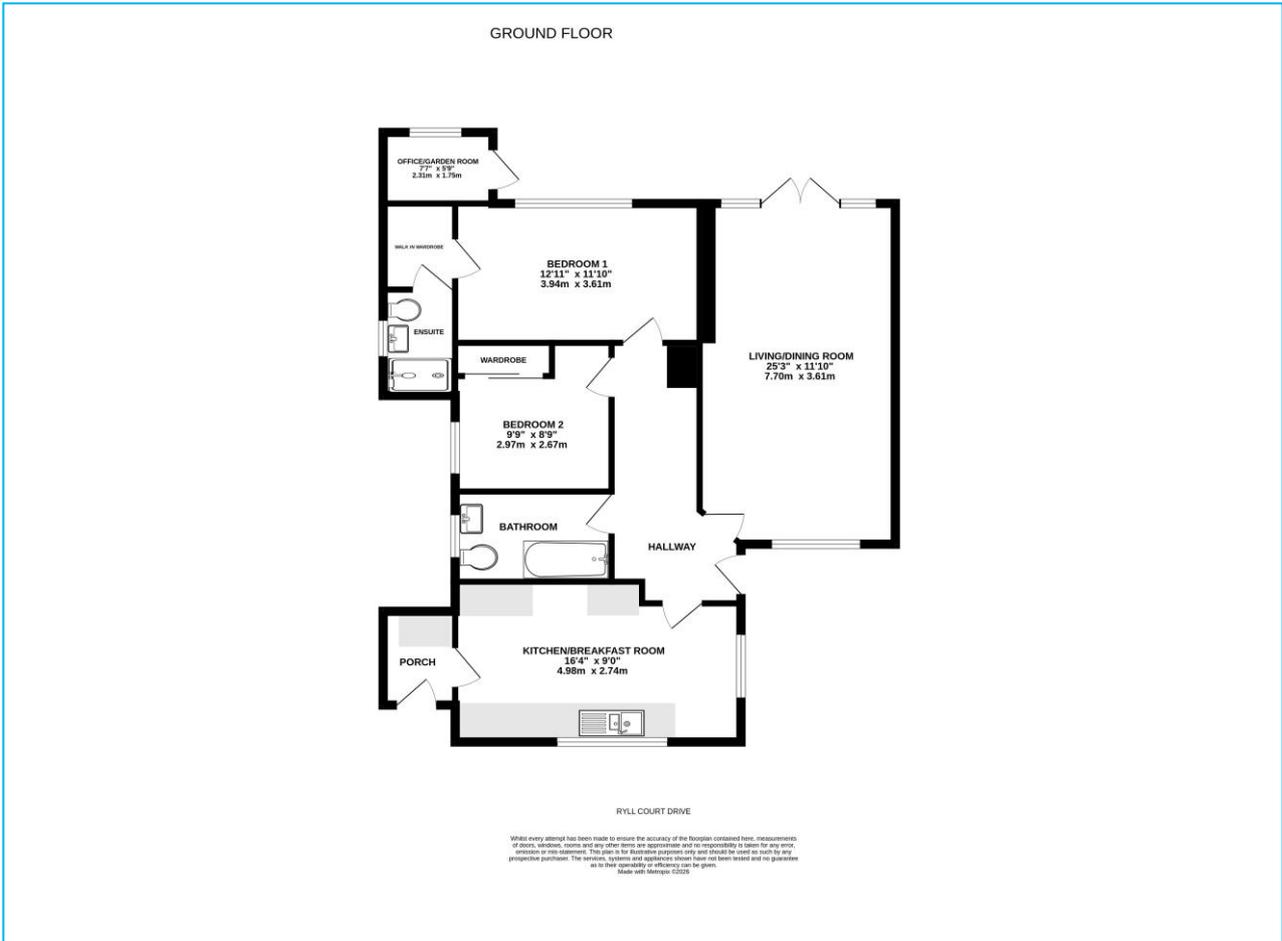
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Notes

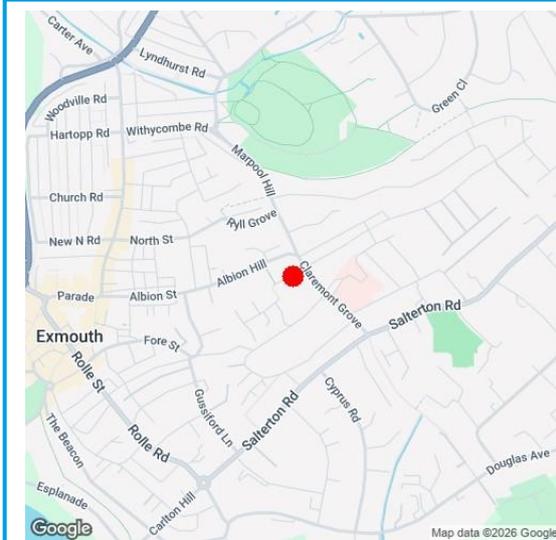
Please note, these area draft particulars and they are awaiting vendors verification. The property has full and approved planning permission for a loft conversion. The plans can be viewed by visiting the EDDC planning portal- REF: 17/2422/FUL



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 second left into Ryll Court Drive where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
A	86
B	
C	70
D	
E	
F	
G	
Most energy efficient - lower running costs (92-101) (81-91) (69-80) (55-68) (39-54) (21-58) (1-10) 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.