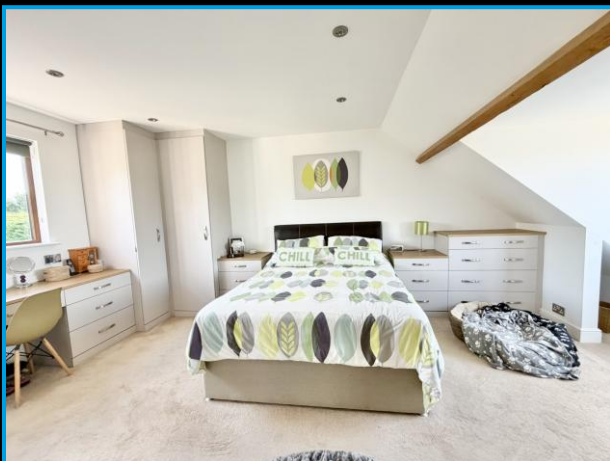


Guide Price £795,000

Hulham Rise, 166 Hulham Road, Exmouth, EX8 4RB



- Deceptively Spacious Detached House & Annex • Gas Centrally Heated & Double Glazed
- Main House: Sitting Room, Kitchen, Dining Room • Utility Room, Ground Floor Bedroom & Shower Room
- 3 First Floor Bedrooms, Master En-Suite & Family Bathroom • Annex: Living / Dining Room, Kitchen, Bedroom & Shower Room • Garage, Ample Parking For Vehicles, Boats & Camper Vans • Private & Level Rear Garden



Main House Accommodation

Step up to composite front entrance door, with outside lighting, leading to:

Entrance Porch

Obscure uPVC double glazed windows to front. Composite door, with matching windows to either side, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs recess. Radiator. Wooden flooring. Wall mounted central heating thermostat. Smoke alarm. Doors leading to sitting room, kitchen / dining room, double bedroom and:

Shower Room

White suite of shower cubicle with thermostatically controlled shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan.

Sitting Room 23'2" (7.06m) x 11'9" (3.58m)

2 sets of uPVC double glazed French doors leading to rear garden. Focal point of Stone fireplace with fitted coal effect electric fire. 3 radiators. Inset ceiling lights. Double doors leading to:

Kitchen / Dining Room 26'5" (8.05m) x 11'6" (3.51m)

Kitchen Area 11'6" (3.51m) x 10'8" (3.25m)

uPVC double glazed window to front gaining views of the Exe Estuary and Haldon Hills. Good range of cupboard and drawer storage units with Quartz work surfaces and matching up stands. Composite One and a half bowl sink with drainer unit and mixer tap. Built - in 4 ring Neff induction hob with filter hood above and eye level double electric oven, grill & microwave to side. Integrated dishwasher. Space for American style fridge / freezer etc. Inset ceiling lights. Wooden flooring. Open to:

Dining Area 15'1" (4.6m) x 11'6" (3.51m)

uPVC double glazed French doors leading to rear garden. 2 radiators. Inset ceiling lights. Wooden flooring. Personal door leading to garage and door leading to:

Utility Room 8'1" (2.46m) x 4'10" (1.47m)

Cupboard storage units with roll edged work surface. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Wooden flooring. Access to boarded loft storage area via trap door with ladder. Door leading to the annex.

Bedroom 4 12'1" (3.68m) x 11'8" (3.56m)

uPVC double glazed window to front. Built - in triple wardrobe. Radiator.

First Floor

Galleried Landing

Double glazed Skylight to front gaining views of the Exe Estuary and Haldon Hill. Inset ceiling lights. Smoke alarm. Useful linen storage cupboard. Doors leading to:

Bedroom 1 19'2" (5.84m) x 12'11" (3.94m)

Dual aspect having uPVC double glazed window to rear and uPVC double glazed window to front gaining views of the Exe Estuary and Haldon Hills. Good range of fitted bedroom furniture including wardrobes and storage units. Radiator. Inset ceiling lights. Door leading to:

En - Suite 9'10" (3m) x 8'10" (2.69m)

Obscure uPVC double glazed window to rear. Modern fitted white suite comprising triple shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

Bedroom 2 13'7" (4.14m) To Wardrobe x 12'4" (3.76m)

uPVC double glazed window to front gaining far reaching Exe Estuary and Haldon Hill views. Range of fitted wardrobes to one wall. Radiator.

Bedroom 3

uPVC double glazed window to front gaining far reaching Exe Estuary and Haldon Hill views. Radiator.



Family Bathroom

Obscure uPVC double glazed window to rear. 4 piece white suite of Jacuzzi bath, double shower cubicle with thermostatically control shower unit and splashback's to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

Annex

Living / Dining Room 17'9" (5.41m) Max x 15'5" (4.7m) Max

Dual aspect having 2 uPVC double glazed French doors to side that lead to rear garden, uPVC double glazed window to rear. Radiator. Wooden flooring. Door leading to:

Hall

Radiator. Wooden flooring. Doors leading to bedroom, shower room and open to:

Kitchen

uPVC double glazed window to side. Range of cupboard and drawer storage units with roll edged work surface and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring induction hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Door leading to garage. Wooden flooring.

Bedroom 13'2" (4.01m) x 8'0" (2.44m)

uPVC double glazed window to side. Radiator. Wooden flooring.

Shower Room

White suite comprising shower cubicle with thermostatically controlled shower unit and splash back to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Wooden flooring. Extractor fan.

Externally

The property is approached via double wooden gates which then gives access to an extensive brick paved driveway and parking area for several motor vehicles including motorhomes, caravans and boats. Good sized timber garden shed. Outside lighting. Outside gas meter box. Outside water tap. Access to:

Garage 19'9" (6.02m) x 12'11" (3.94m)

Remote roll up and over door to front. Electric meter. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Power and light connected.

Rear Garden

The property enjoys a level, enclosed and private Rear Garden consisting of a large patio area immediately adjacent to the property and to the rear providing an ideal space for outdoor dining and sitting during the fine weather. The remainder then being laid to lawn with shrub bed border to the rear. Timber panel fencing and brick wall boundaries. Outside power points. Outside lighting. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E. 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

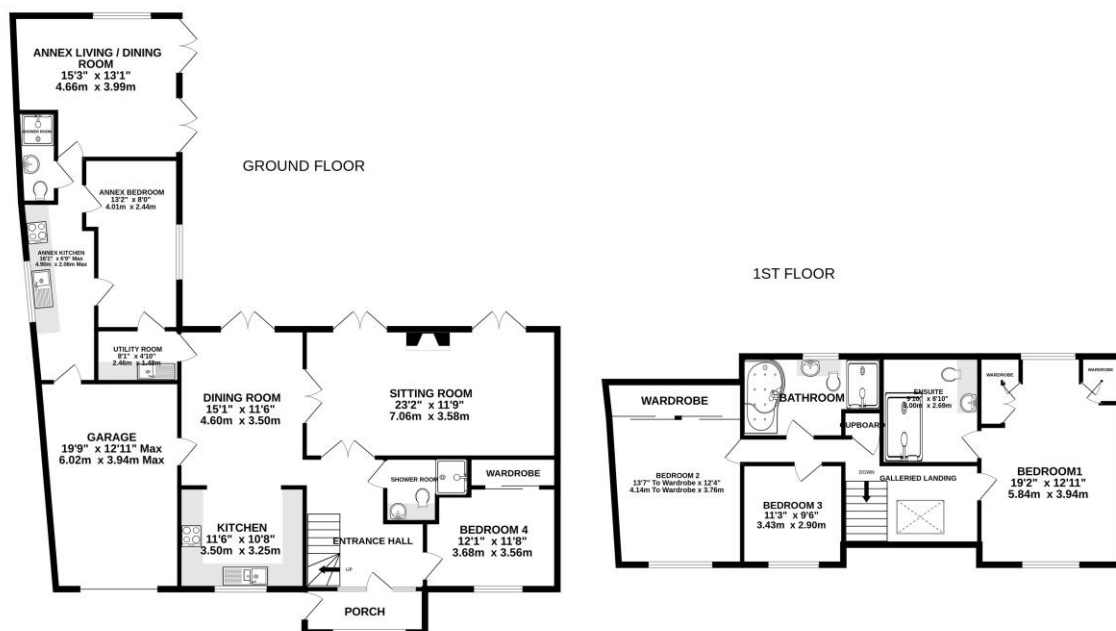
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification.



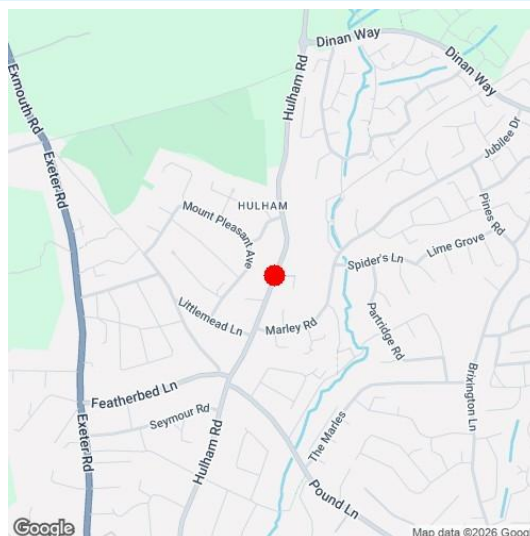


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 onto Hulham Road (Signposted Ottery St Mary), passing Withycombe Rugby club. After passing the 4th right onto Marley Road, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.