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5 Elmdale, Marley Road, Exmouth,  
EX8 5BL

GUIDE PRICE  
**£287,500**  
TENURE Freehold



**A Rare Opportunity To Purchase A Two Double Bedroom Mid Terrace House Forming Part Of An Attractive Mews Style Development Quietly Situated Close To A Range Of Amenities With Attractive Landscaped Rear Garden And Allocated Parking Space**

Reception Hall \* Ground Floor Cloakroom/Wc \* Attractive Lounge/Dining Room \* Stylishly Refitted Kitchen/Breakfast Room \* Two Good Size Double Bedrooms \* Stylishly Refitted Shower Room/Wc \* Gas Central Heating \* Double Glazed Windows  
Viewing Highly Recommended

## 5 Elmdale, Marley Road, Exmouth, EX8 5BL

**THE ACCOMMODATION COMPRISES:** Composite front door with glass window inset to:

**RECEPTION HALL:** Wood-effect flooring, radiator, good sized understairs storage cupboard and light, replacement doors to all ground floor rooms.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal wash hand basin with tiled splashback, WC with push button flush, recessed ceiling spotlighting, electric consumer unit, ceiling extractor fan, uPVC double glazed window with patterned glass.

**LOUNGE/DINING ROOM:** 4.67m x 4.09m (15'3" x 13'5") maximum overall measurement. A most attractive room with wood-effect flooring, radiator, TV point, uPVC double glazed window and double doors and opening onto to the rear garden, both with fitted blinds, two radiators.

**ANGLED KITCHEN/BREAKFAST ROOM:** 3.12m x 3.05m (10'3" x 10'0") overall measurement. Stylishly fitted with a range of patterned work surfaces with matching splashbacks, range of cupboards, drawer units, integrated dishwasher and washing machine beneath worktops, inset Neff induction hob with glass splashback and Neff chimney style extractor hood over, built-in Neff oven with slide and hide door, range of wall mounted cupboards – one housing the gas boiler for hot water and central heating, recessed ceiling spotlighting, radiator, two sets of uPVC double glazed windows overlooking the front aspect.

From the lounge/dining room staircase rises to:

**FIRST FLOOR LANDING AREA:** With access to roof space, replacement doors to all first floor rooms.

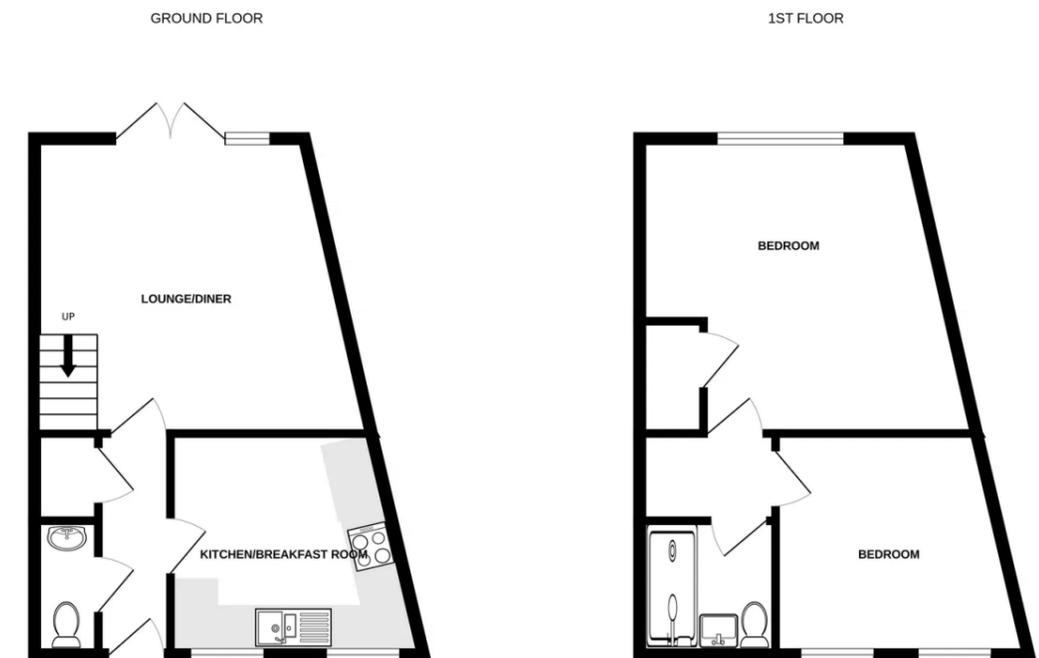
**BEDROOM 1:** 4.24m x 3.96m (13'11" x 13'0") maximum overall measurement. A lovely size bedroom with TV point, radiator, built-in cupboard over stairwell recess with light, uPVC window to rear aspect enjoying tree lined outlook.

**BEDROOM 2:** 3.07m x 3.05m (10'1" x 10'0") With two sets of uPVC double glazed windows to front aspect, radiator.

**SHOWER ROOM/WC:** 1.96m x 1.8m (6'5" x 5'11") Stylishly and recently refitted and now comprises a large ease of access shower cubicle with shower splash screen with Mira shower unit and fixed rainfall shower head hose and detachable shower head hose, attractive tiled cubicle, contemporary style wash hand basin, WC with push button flush, matching tiling to splash prone areas, chrome heated towel rail, shaver socket, recessed ceiling spotlighting, ceiling extractor fan, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the rear of the property is a beautifully landscaped garden, planned with ease of maintenance in mind comprising of a patio sun terrace area, artificial lawned garden, patio pathway leading down to a decked terrace where a timber SUMMER HOUSE stands providing excellent outside space, outside garden lighting, rear pedestrian gate gives through access along pathway where the property enjoys an allocated parking space.

## FLOOR PLAN:



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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