



£350,000
86 Ashleigh Road, Exmouth, Devon, EX8 2JZ



Three storey end terrace house, in a very popular residential location, close to schools and within walking distance of the town centre.

Open plan first floor Kitchen / Sitting room with large balcony and far reaching views.

**3 Bedrooms.
Shower Room.
Ground floor Cloakroom.**

Gas central heating & Double glazing.

**Oversized integral garage.
Off road parking for two cars.**

Terraced rear garden.

LOCATION : Ashleigh Road is a popular road within Exmouth, situated just a few minutes walk from Phear Park, a great recreational space perfect for dog walking, it is also home to a great park, tennis courts, 18 hole approach golf course, cafe and bowling club. Also within easy reach are several primary schools, Exmouth Community College and Exmouth Town Centre.

DESCRIPTION: This modern, well proportioned end of terrace house has been tastefully updated and decorated throughout. A generous open plan kitchen / sitting room with picture window and sliding door lead onto the balcony, all with far reaching Exe Estuary views. This room also features a woodburning stove, ideal for cosy evenings after drinks on the terrace watching the superb sunsets in the distance.

The ground floor is arranged in a practical format with direct internal access to both a separate WC and the large integral garage with power and lighting plus a useful store room to the rear. An excellent space, large enough for parking the car whilst still having a large storage / workshop beyond.

Outside the property has a private driveway providing off road parking for 2 cars and terraced gardens to the side, with a private courtyard to the rear and various terraces with which to enjoy the afternoon sun.

The accommodation comprises (all measurements are approximate)

GROUND FLOOR

ENTRANCE uPVC front door with patterned glass window inset giving access to...

ENTRANCE LOBBY: uPVC double glazed windows with frosted glass. Door to the garage. uPVC double glazed door with frosted glass and matching picture window side screen leading to the...

ENTRANCE HALL: With stairs rising to the first floor landing. Radiator. Access to...

CLOAKROOM 7' 10" (2.39m) x 3' 4" (1.02m): Wash hand basin with tiled splashback. WC. Tiled flooring. Radiator. Double glazed window with patterned glass looking into the garage.

GARAGE 25' 3" (7.70m) x 8' 5" (2.57m): With electrically operated roll up and over door. Radiator. Gas boiler serving domestic hot water and central heating. Plumbing for washing machine. Power and light connected. Door to **STORE**.

FIRST FLOOR

KITCHEN / SITTING ROOM 25' 8" (7.82m) x 15' 3" (4.65m):

SITING AREA: With solid block wood flooring. Wood burner standing on a slate hearth with matching back. Radiator. Coved ceiling. Full-width uPVC double glazed windows; sliding doors opening onto **GOOD SIZE SUN BALCONY** which enjoys an attractive outlook across the town with estuary and coastline glimpses.

KITCHEN AREA: Fitted with a range of solid wood work top surfaces with tiled surrounds and incorporating a small breakfast bar area. Inset ceramic one and a quarter bowl single drainer sink unit with chrome mixer tap. Range of base cupboards and drawer units. Space for dishwasher beneath work top. Space for Range style double oven. Space for fridge/freezer. Tiled flooring. Radiator. Coved ceiling. uPVC double glazed window overlooking the rear aspect. uPVC double glazed door with frosted glass and matching picture window to one side giving access to the outside.

From the sitting area a staircase rises to the...

SECOND FLOOR

LANDING. Stripped wood flooring. Airing cupboard housing radiator and shelving. Doors to...

BEDROOM 1 14' 8" (4.47m) x 8' 11" (2.72m): Double glazed window overlooking the front aspect enjoying a lovely outlook across the town towards the estuary and coastline beyond. Stripped wood flooring. Radiator.

BEDROOM 2 12' 4" (3.76m) x 8' 11" (2.72m): Double glazed window to rear aspect. Radiator. Stripped wood flooring.

BEDROOM 3 9' 1" (2.77m) x 6' 4" (1.93m): Double glazed window to front aspect again enjoying a lovely open outlook across the town towards the estuary and coastline in the distance. Built-in wardrobe. Stripped wood flooring. Radiator.



SHOWER ROOM 6' 4" (1.93m) x 5' 9" (1.75m): Modern white suite comprising of an over-sized shower cubicle with splash back walls, shower unit with both fixed and detachable hose heads and shower splash screen. Wash hand basin with tiled splashback with cupboards beneath. WC with concealed cistern and push button flush. Heated towel rail. Ceiling spotlights. Extractor fan. Double glazed window with patterned glass.

OUTSIDE: To the front of the property there is a driveway area providing **off-road parking for approximately two cars** leading to the garage. To the side of the property some steps rise to a side rockery garden and seating area from this area a gate leads to an enclosed courtyard area with outside cold water tap. Further steps with rockery garden to either side rise to the top end of the garden where there is a decked patio sun terrace ideal for al-fresco dining. This garden area enjoys a pleasant outlook towards the estuary and coastline beyond.

DIRECTIONS: On entering Exmouth on the Exeter Road/A376 take the left hand lane at the traffic lights and turn left into Gipsy Lane, at the roundabout take the second exit onto Withycombe Village Road. At the next roundabout take the first exit onto Marpool Hill, continue a short distance up the hill and Ashleigh Road will be found on the left.

WHAT3WORDS///: miss.normal.scars

TENURE: Freehold

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TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.