



Guide Price £255,000
1 Elmdale, Marley Road, Exmouth, Devon, EX8 5BL



A well located modern end terrace house in a small select mews style development in a quiet tucked away location close to local amenities.

- **Ground floor cloakroom**
- **Spacious sitting room with French doors out to the rear garden**
- **Kitchen/dining room with a built-in oven & hob**
- **Two good size bedrooms**
- **Modern bathroom/w.c.**
- **Gas central heating & UPVC double glazing**
- **Large South facing garden with two garden sheds**
- **Private nearby car parking space**
- **EPC = C**
- **Council Tax = B**

Worth viewing because...

This modern end terrace house is one of only seven properties in a small select mews style development built in 2008 by 'Singleton & Manning' who are local builders of great repute. The development enjoys a quiet tucked away location with each house having a private nearby allocated car parking space.

In more detail...

The accommodation offers good size interesting shape rooms and is bright and spacious. The reception hall provides access to each of the ground floor rooms with a spacious sitting room having French doors leading out to the South facing rear garden. There is a useful downstairs cloakroom and a modern kitchen/dining room with a built-in electric oven and gas hob. The first-floor landing then leads to two generous size double bedrooms and a modern bathroom/w.c. having a shower over the bath. Other features include gas central heating, UPVC double glazing and a nearby private allocated car parking space. The South facing garden is a fine feature of this property being enclosed and of an excellent size with two timber garden sheds.

The Coastal town of Exmouth...

The property is approximately two miles from the town centre and seafront, with all local amenities close by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an

'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Bear in mind...

This would make an excellent permanent home or investment property with a 'C' rated Energy Performance Certificate. Local amenities include schools, bus routes and local shops at nearby Pines Road where there is also a doctor's surgery. There is potential for a loft conversion subject to any necessary planning permission and building regulations.

Directions: Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right just past the traffic lights onto Hulham Road. Follow this road for just

over half a mile going straight ahead at the mini roundabout. Then turn right onto Marley Road. Then after 0.2 of a mile turn left onto a small lane which is part of the original Marley Road. The house will then be found a short way down on the right-hand side.

Room sizes

Cloakroom: 1.38 x 1.35

Sitting room: 5.28 x 3.55 maximum measurements.

Kitchen/dining room: 4.85 x 3.44 maximum measurements.

Bedroom 1: 5.27 x 3.54 maximum measurements.

Bedroom 2: 4.05 x 3.45 maximum measurements.

Shower room/w.c.: 2.10 maximum x 1.51

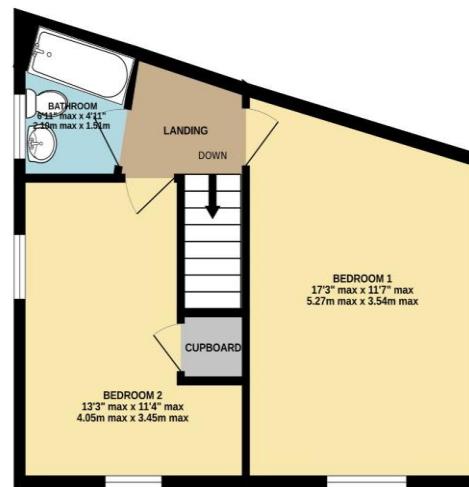
Services: All mains services connected.



GROUND FLOOR



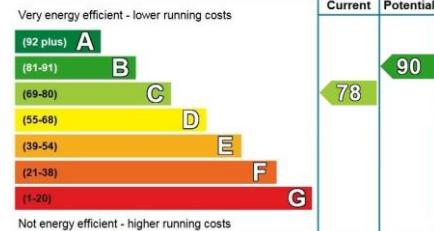
1ST FLOOR



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



Telephone:
01395 265530

Email:
exmouth@hallandscott.co.uk

Website:
www.hallandscott.co.uk

Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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.