

The Marles, Exmouth, Devon

Asking Price: £250,000

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Situated in one of Exmouth's most desirable residential areas, this beautifully presented three bedroom detached bungalow occupies a generous corner plot and offers attractive glimpses of the Exe Estuary. Thoughtfully maintained and well decorated throughout, the property provides bright, spacious living in a peaceful and convenient location.

Upon entering, you are welcomed by a practical porch leading into a wide, inviting hallway that immediately creates a sense of space. To the left, the impressive dual aspect living room benefits from large windows that fill the room with natural light, making it a warm and comfortable area for relaxing or entertaining.

The modern kitchen is well equipped and provides direct access to the rear garden, allowing for easy outdoor dining or gardening. Further into the property you'll find three generously sized bedrooms along with a well appointed family bathroom. The home offers excellent storage options, adding to its practicality and comfort.

To the rear, a garage is complemented by a separate utility room, ideal for laundry or additional storage needs.

Externally, the bungalow enjoys a wrap around garden. The rear is designed for low maintenance with a patio area, while the front and side benefit from wellkept lawns. There are steps leading to the front door and a gently sloped driveway offering offroad parking.

The Marles is a highly sought after part of Exmouth thanks to its peaceful atmosphere and accessibility. Local bus routes are within easy reach, providing convenient links into Exmouth town centre and the surrounding area. A small local shop is located within walking distance, perfect for everyday essentials, and a nearby garden centre offers a pleasant place to visit for browsing or refreshments. The location also provides enjoyable walking routes and good access to Exmouth's coastline and estuary.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 90.6 m² (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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