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"A Business Built Upon Recommendations!"









# 57 Ryll Grove, Exmouth, EX8 1TT

## Offers in the region of £296,950

A beautifully maintained, improved cleverly redesigned and enhanced traditional Victorian 3 bedroom family home with well proportioned spacious accommodation. Good size family bathroom plus further separate shower room. Utility room/ store room with further underground storage area. Stunning exe estuary views from the veranda to the rear. This property has been well maintained in every practical sense. Walking distance to Exmouth Town centre, all reputable schools and Exmouth beach plus the doctors, health centre and on a regular bus route. Accompanied viewings subject to social distancing laws are available seven days a week.

## GENERAL DESCRIPTION



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## LOCATION

RYLL GROVE is set in an easily accessible location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

## ENTRANCE VESTIBULE

## TRADITIONAL RECEPTION HALL

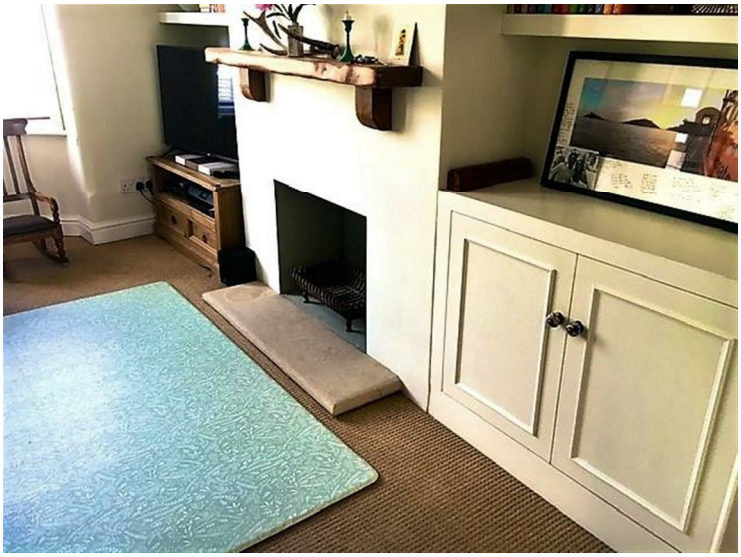


## BAY FRONTED TRADITIONAL LOUNGE

36'1""29'6"" x 36'1""26'2"" (11'9" x 11'8")



## LOUNGE



## DINING ROOM



## LOUNGE



## KITCHEN/BREAKFAST ROOM

14'0" x 8'0" (4.27m x 2.44m)



## DINING ROOM

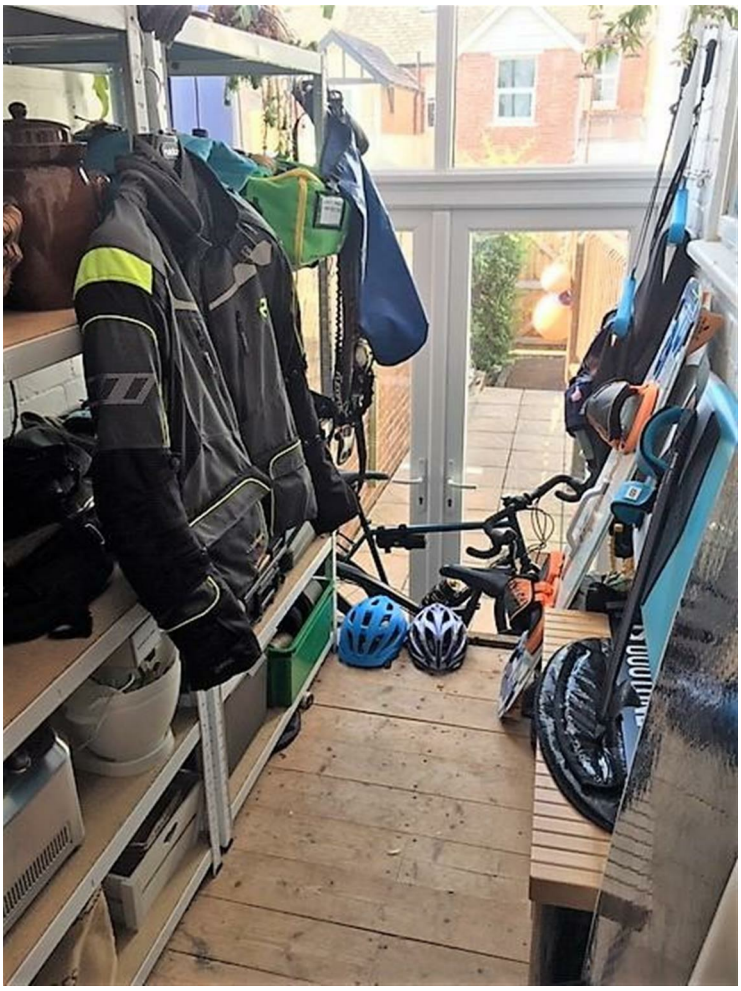
10'3" x 10'11" (3.12m x 3.33m)



## KITCHEN



## UTILITY ROOM/STORE



## 1ST FLOOR TRADITIONAL LANDING



## UTILITY ROOM/STORE



## LANDING



## MASTER BEDROOM

10'2" x 11'7" (3.10m x 3.53m)



## MASTER BEDROOM



## MASTER BEDROOM



**BATHROOM**
11'6" x 4'11" (3.51m x 1.50m)



**BATHROOM**



**BATHROOM**



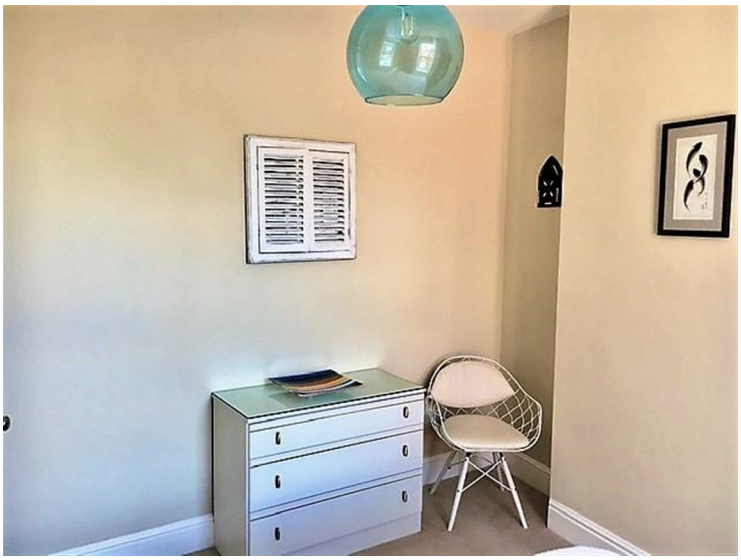
**BEDROOM 2**
10'9" x 9'5" (3.28m x 2.87m)



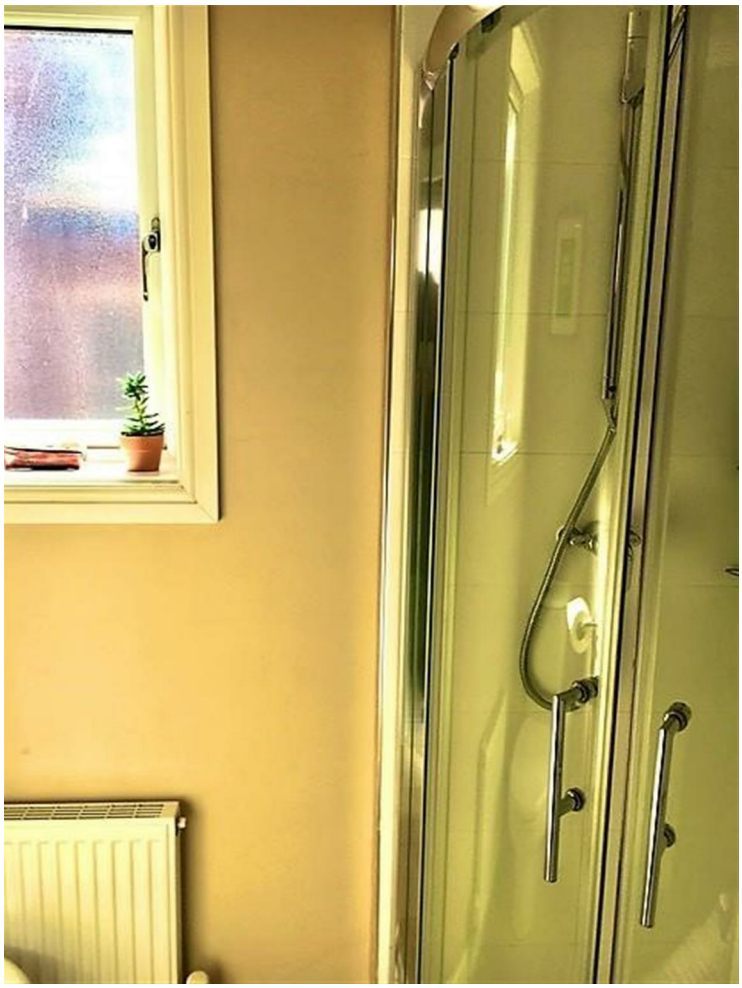
**BEDROOM 2**



**BEDROOM 2**



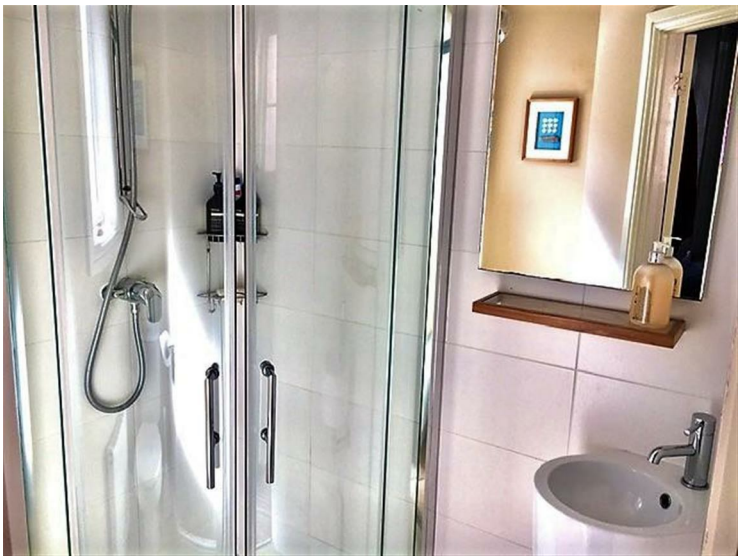
**SHOWER ROOM**



**SHOWER ROOM**



## SHOWER ROOM



## EXCEPTIONAL EXE ESTUARY VIEWS FROM THE REAR GARDEN



## BEDROOM 3

8'0" x 7'3" (2.44m x 2.21m)



## EXTERNAL PHOTOGRAPH



## BEDROOM 3



## OUTSIDE

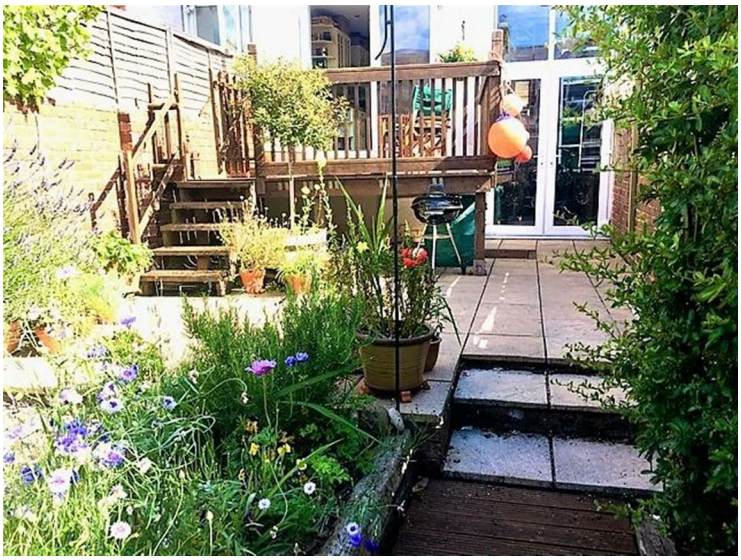
## EXTERNAL PHOTOGRAPH



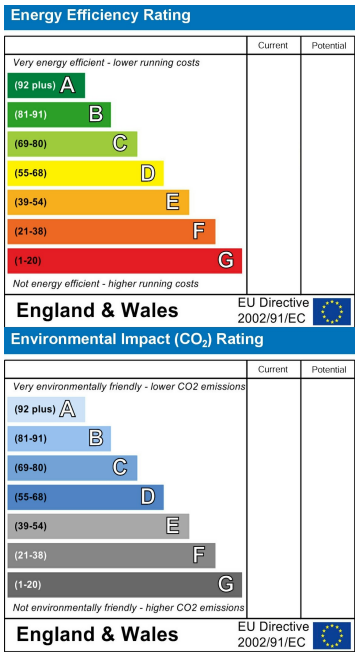
## EXTERNAL PHOTOGRAPH



## EXTERNAL PHOTOGRAPH






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