



£300,000

Pilot Cottage, 122 St Andrew's Road, Exmouth, Devon, EX8 1AT



Ground Floor 3 Bedroom apartment within a stone's throw of Exmouth beach and a level walk to the town centre and train station.

Sitting Room. Kitchen/Diner.

3 Bedrooms. Shower Room.

Double Glazing. Parking for 3/4 Vehicles.

LOCATION: The property is situated in the most glorious location adjacent to Exmouth beach, just a 2 minute walk to Exmouth Marina and a 5 minute walk to the town centre. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

THE ACCOMMODATION COMPRISES:- (all room sizes are approximate_

ENTRANCE: Opaque stained glass double double glazed entrance door to..

HALLWAY: Dado rail in half-height tongue and groove panelled walls. Doors leading off to the ..

KITCHEN /DINER:

12' 9" (3.89m) x 11' 1" (3.38m):

Roll edge worktop surfaces in tiled splash back with inset dual bowl stainless steel sink with drainer and mixer tap. Ceramic hob. Cupboards and drawers under with space for washing machine and dishwasher. Integrated Neff double oven , microwave, fridge and freezer. Matching wall mounted cupboards with cooker hood. Two double glazed windows. Night storage heater.

SITTING ROOM:

15' 10" (4.83m) x 14' 8" (4.47m):

Large double glazed window. Tiled worktops. TV shelf with cupboards and drawers under. Two night storage heaters. Built -in airing cupboard housing the hot water cylinder with shelving. Door leading through to the inner hall.

BEDROOM 1

10' 10" (3.30m) x 10' 5" (3.17m):

Double glazed window to the rear. Storage heater.

BEDROOM 2:

10' 5" (3.17m) x 6' 5" (1.96m):

Double glazed window to the side . Electric heater.

BEDROOM 3:

8' 5" (2.57m) x 6' 5" (1.96m):

Double glazed window to the side. Electric heater.

SHOWER ROOM

8' 5" (2.57m) x 5' 7" (1.70m):

Large double shower cubicle with built- in shower in full tiled surround. Wash hand basin with mixer tap in tiled splash back with cupboards under. Enclosed flush low level WC. Opaque double glazed window. Walls in full tiled surround. Electric dimpled heater. Chrome Runged electric radiator.

OUTSIDE: Parking 3/4 vehicles

TENURE: Leasehold.125 years from 1998.

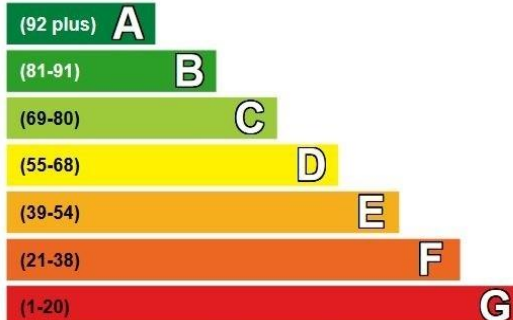
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DIRECTIONS From Exeter and Topsham, head towards Exmouth along the A376. On entering the town, follow the road and at the roundabout by M&S bear right. At the next roundabout, bear left and then second right into st Andrews Road. Follow the road to the end and Pilot Cottage can be found towards the end of the road on the right hand side.



Energy Efficiency Rating

Very energy efficient - lower running costs

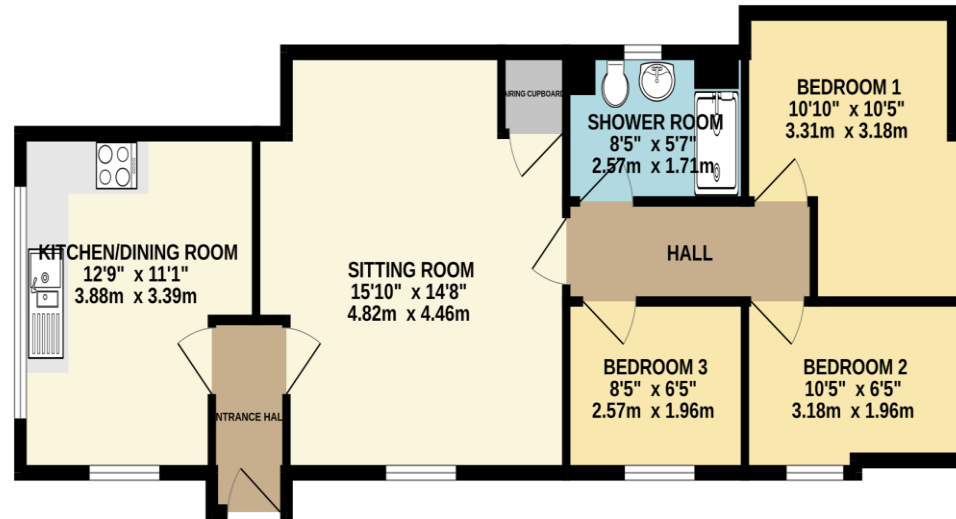


Not energy efficient - higher running costs

Current	Potential
45	77



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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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 particulars, 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.