



Guide Price £425,000
51 Carter Avenue, Exmouth, Devon, EX8 3EF



An attractive older style semi detached house in a great location convenient for the town centre, cycle track and Carter Avenue Park.

- Spacious sitting room and dining area
- Large UPVC double glazed conservatory
- Modern kitchen/dining room with built in appliances
- Enclosed entrance porch and downstairs cloakroom
- Three bedrooms – Two with built in wardrobes
- Well appointed shower room/w.c.
- Useful attic room
- Gas central heating and UPVC double glazing
- Enclosed rear garden adjoining Withycombe Brook
- Garage and driveway
- Council Tax- Band C
- EPC - D

Worth viewing because...

An attractive older style three bedroom semi detached house overlooking Carter Avenue Park to the front. Great location convenient for the town centre, railway station, estuary cycle track and schools.

In more detail...

This attractive older style semi detached house is situated in a favoured location overlooking Carter Avenue Park to the front and adjoining Withycombe Brook to the rear. The accommodation offers an enclosed entrance porch leading to the reception hall with stairs rising to the first floor and a cloakroom. There is also a sitting room leading to a dining area and large UPVC double glazed conservatory. From the reception hall a door leads to a modern kitchen with built in appliances including a gas hob, fan assisted electric oven, microwave and dishwasher. On the first floor a light and airy landing provides access to three good size bedrooms and a well-appointed shower room/w.c. Two of the bedrooms have built-in wardrobes. There is also a useful attic room on the second floor with access to the loft space. Other features include UPVC double glazing, gas central heating/hot water supplied by an energy efficient condensing combination boiler and cavity wall insulation. Externally to the front is a brick paved driveway with a low wall leading to a garage. The rear garden is paved with a raised sun terrace.

Bear in mind...

This well proportioned and attractive older style semi detached house enjoys a great location overlooking Carter Avenue Park to the front and adjoining Withycombe Brook to the rear. It is within short walking distance of the town centre, railway station, estuary cycle track and schools.

For more information and viewing arrangements please contact the Sole Selling Agent, Hall & Scott, Exmouth office, Telephone: 01395 265530, Email: exmouth@hallandscott.co.uk

The coastal town of Exmouth...

"The property is within short level walking distance from Exmouth town centre, 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 Lypstone 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."

Room Sizes...

Sitting Room - 4.88 into the bay x 3.43

Dining Area – 3.82 x 3.02

Conservatory – 3.52 maximum x 3.32

Kitchen – 3.87 x 3.17 maximum measurements

Bedroom 1 – 4.97 into the bay x 3.43 narrowing to 2.92 including the wardrobe area

Bedroom 2 – 3.83 x 3.08 maximum measurements including the wardrobe area

Bedroom 3 – 2.76 x 2.72 maximum measurements

Attic Room – 2.79 x 2.63 maximum measurements

Garage – 5.22 x 2.37

Services – All mains services are connected

Tenure – Freehold



Directional note...

Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn left just past Exmouth Town Football Club onto Southern Road. Then turn left onto Carter Avenue where this property will be found on the right hand side.

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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 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.