



£895,000

Ottertop, 3a Mayfield Drive, Exmouth, Devon, EX8 2HD







**Spacious detached house with 5 bedrooms, 3 en-suites and generous living space, just a short walk from the beach, tucked away at the end of a long private drive, in one of Exmouth's most sought-after cul-de-sacs.**

- Spacious entrance hall
- Large sitting room with open fire
- Formal dining room
- Kitchen with separate breakfast room and utility off
- Conservatory overlooking the gardens
- Downstairs cloakroom
- 5 Bedrooms, including one ground floor bedroom
- 3 En-suites plus a main family bathroom
- Double glazing & Gas central heating
- Double Garage, Carport and Parking for 4-5 cars
- Mature gardens to three sides
- Scope to modernise and offered with no onward chain

**DESCRIPTION:** Tucked away at the end of a long private driveway in a peaceful cul-de-sac, just a short stroll from the beach, this impressive five-bedroom detached home offers space, privacy, and huge potential. Situated in arguably one of the best locations in Exmouth, this property is being offered with no onward chain.

Set within mature, wraparound gardens featuring established borders and a stunning wisteria, the home offers a perfect balance of indoor and outdoor living. The spacious reception hallway sets the tone for the generous layout, which comprises of 5 bedrooms – including one on the ground floor, 3 en-suites plus a main family bathroom. There is a large sitting room with open fire, kitchen with granite work surfaces, a separate breakfast room, utility, formal dining room, conservatory overlooking the gardens and a downstairs cloakroom.

Externally, the property boasts a double garage, carport, and ample parking for 4–5 cars. While some modernisation is required, the house is perfectly liveable and brimming with potential.

Opportunities like this rarely come to market – early viewing is highly recommended.

**SITUATION:** The town of Exmouth boasts over three miles of glorious golden sands and 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 also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth 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 measurements are approximate):-**

#### **GROUND FLOOR**

Opaque entrance door with matching double glazed side panel to the...

**ENTRANCE LOBBY.** Coved ceiling. Radiator. Built-in cupboard housing the gas fired Worcester boiler. Glazed door with matching side panels to the...

**RECEPTION HALLWAY.** Extremely spacious area with stairs leading up to the first floor. Double glazed window to the side. Built-in understairs cupboard. Radiator. Coved ceiling. Doors lead off to...

**CLOAKROOM** 6' 9" (2.06m) x 3' 7" (1.09m): Low level WC. Wall hung wash hand basin with mixer tap. Walls in half height tiled surround. Radiator. Opaque double glazed window to side. Coved ceiling.

**SITTING ROOM** 23' (7.01m) x 15' 3" (4.65m): Double glazed window to the rear and to the side. Double glazed door leading to the outside. Feature stone cut open fireplace. Coved ceiling. 2 Radiators. Glazed double doors leading through to the...

**DINING ROOM** 14' (4.27m) x 11' 9" (3.58m): Sliding double glazed doors leading to the outside. Coved ceiling. Radiator. Door back to the reception hallway.

**KITCHEN** 14' (4.27m) x 14' (4.27m): Granite worktop surfaces with matching up-stands. Inset one and a half bowl stainless steel sink with mixer tap. Four ring gas hob. Wood fronted cupboards and drawers under with built-in dishwasher and fridge. Built-in Neff double oven. Matching wall mounted cupboards with underlighting. Coved ceiling. Double glazed window to the front. Matching central island unit with storage under and matching dresser. Coved ceiling. Radiator. Opening through to...

**BREAKFAST ROOM** 14' (4.27m) x 7' 8" (2.34m): Double glazed window to the side. Radiator. Coved ceiling. Double glazed door leading to the outside. Double glazed sliding doors leading through to the...

**CONSERVATORY** 10' 7" (3.23m) x 9' 5" (2.87m): Double glazed windows to all sides and a sliding door to outside. Polycarbonate roof.

Off of the kitchen a door leads to the...

**UTILITY ROOM** 9' 6" (2.90m) x 8' 3" (2.51m): A good size room with double glazed window to front and double glazed opaque door to front. Worktop surface in tiled splashback. Stainless steel sink with drainer and mixer tap. Fitted storage. Space for deep chest freezer. Space for washing machine. Matching wall mounted cupboards. Coved ceiling. Radiator.

**BEDROOM 5** 13' 8" (4.17m) x 11' (3.35m): Double glazed window to rear. Range of fitted wardrobes with dressing table with storage under. Radiator. Coved ceiling. Door to...

**EN-SUITE** 8' 5" (2.57m) x 4' 9" (1.45m): Corner shower cubicle with built-in shower. Pedestal wash hand basin with mixer tap. Low level WC. Walls in half height tiled surround. Opaque double glazed window to side. Light with shaver point. Radiator. Coved ceiling.

#### **FIRST FLOOR**

**LANDING** A generous space with hatch to roof. Radiator. Coved ceiling. Double glazed window to side. Built-in airing cupboard housing a Worcester hot water cylinder and shelving. Doors leading off to...

**BEDROOM 1** 14' (4.27m) x 13' 5" (4.09m): Double glazed window to rear. Range of fitted wardrobes with central dressing table with storage under. Radiator. Coved ceiling. Door to...





**EN-SUITE BATHROOM** 8' 3" (2.51m) x 6' 1" (1.85m): Tiled panelled bath with mixer shower tap in full tiled surround. Low level WC. Bidet. Pedestal wash hand basin with mixer tap. Opaque double glazed window to side. Shaver point. Coved ceiling. Radiator.

**BEDROOM 2** 17' 3" (5.26m) x 14' (4.27m): Double glazed window to front and to side. 2 Radiators. Two fitted double wardrobes. Dressing table. Door to...

**EN-SUITE SHOWER ROOM** 6' 1" (1.85m) x 5' 9" (1.75m): Walk-in shower cubicle with built-in shower in full tiled surround. Wash hand basin with mixer tap and storage under. Low level WC. Coved ceiling. Light with shaver point. Radiator.

**BEDROOM 3** 14' 2" (4.32m) x 13' 8" (4.17m): Double glazed window to front. Fitted double wardrobe and dressing table. Coved ceiling. Radiator.

**BEDROOM 4** 10' 7" (3.23m) x 9' 5" (2.87m): Double glazed window to rear. Two built-in double wardrobes. Coved ceiling. Radiator.

**BATHROOM** 7' 2" (2.18m) x 6' 4" (1.93m): Tiled panelled bath in full tiled surround with mixer shower tap. Low level WC. Pedestal wash hand basin with mixer tap. Light with shaver point. Opaque double glazed window to side. Radiator. Coved ceiling. Built-in shelved storage cupboards.

**OUTSIDE** The property is approached by its own long private driveway leading down to a brick paved **PARKING & TURNING AREA**, this provides ample off road parking for several vehicles and gives access to the **DOUBLE GARAGE & CARPORT**. There is a path from here that leads to the entrance door, bordered either side by mature shrubs and featuring a mature palm tree.

The garden is arranged to three sides of the property. The front of the property features a neatly edged lawn with mature borders planted with a variety of mature shrubs and seasonal flowers, including a striking wisteria.

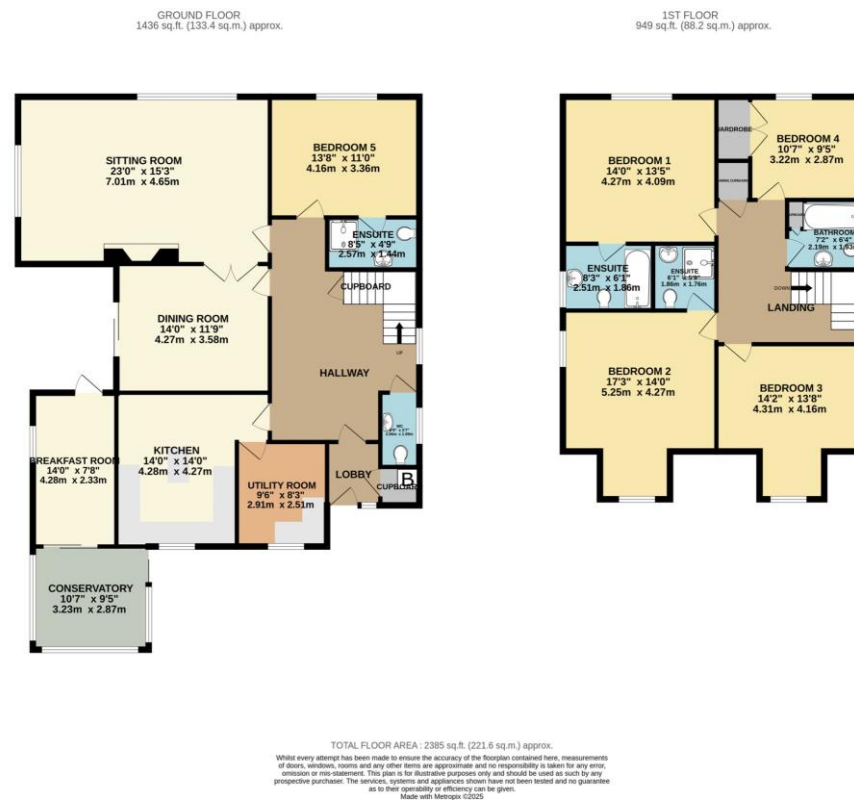
A path bordering the house leads you along the side of the house with mature hedging and colourful beds around to the rear garden, which is mainly laid to lawn, framed by established hedges and shrub borders. A secluded seating area tucked beneath a mature tree offers a perfect spot for morning coffee. There is also a greenhouse for the avid gardener. With space, privacy, and year-round interest, this garden is a rare blend of beauty and functionality.

**DIRECTIONS:** From Exeter / Topsham head towards Exmouth along the A376 passing signs for the villages of Ebford, Exton and Lymptone. On approaching Exmouth continue along the Exeter Road, past the traffic lights and at the roundabout by M&S, turn left and then at the next round about turn right. Follow this road past the shops, at the top of the hill at the next roundabout go straight across onto Rolle Street and then onto Douglas Avenue. Mayfield Avenue is the turning after Cranford Avenue on the left hand side. The property can be found on the left of the cul de sac.

**WHAT3WORDS:** ///dock.scope.wounds

**TENURE:** Freehold

**COUNCIL TAX BAND:** G- £4056.62



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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.

