



£600,000
149 Hulham Road, Exmouth, Devon, EX8 4QZ



Spacious detached home enjoying stunning panoramic views over the Exe Estuary, Haldon Hills, and towards Berry Head

- **Light-filled sitting room with balcony access and spectacular outlook**
- **Conservatory and dining room with connecting doors, ideal for entertaining and with delightful views**
- **Fitted kitchen**
- **3 Double bedrooms - 2 of which have Estuary views and the main bedroom with en-suite**
- **Generous family bathroom with separate shower and corner bath**
- **Gas Central Heating & Double Glazing**
- **Integral Garage**
- **Driveway parking for two cars**
- **Westerly-facing garden with lawn, decking & summerhouse**

DESCRIPTION: Perfectly positioned to enjoy spectacular panoramic views over the Exe Estuary, this spacious detached home offers light-filled living spaces and generous accommodation. From the sitting room, conservatory, or balcony, the outlook stretches from the Haldon Hills to Berry Head – an ever-changing backdrop to enjoy year-round. The ground floor features a welcoming reception hallway, cloakroom, dining room, fitted kitchen, and an impressive dual-aspect sitting room opening to the balcony.

Upstairs, the main bedroom enjoys dual-aspect estuary views and an en-suite shower room, with two further bedrooms and a generous family bathroom. The second bedroom also benefits from the wonderful views as well as a walk-in wardrobe. Outside, there's off-road parking for two cars, an integral garage, and a westerly-facing garden with lawn, decking, summerhouse, and a good degree of privacy.

LOCATION Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all room measurements are approximate):

GROUND FLOOR

Opaque double glazed entrance door to the...

ENTRANCE LOBBY. Double glazed opaque windows to either side. Tiled floor. Solid Oak entrance door leading through to the...

RECEPTION HALLWAY. Stairs lead up to the first floor. Double glazed window to front and to side. Coved ceiling. Radiator. Wood flooring. Double doors leading through to reception spaces. Door to...

CLOAKROOM. White suite comprising low level WC. Pedestal wash hand basin with mixer tap, tiled splashback and vanity mirror. Opaque double glazed window to front. Radiator.

DINING ROOM 13' 5" (4.09m) x 9' (2.74m): Double glazed double doors with matching side panels leading through to the conservatory. Bevelled glass sliding door leading through to sitting room, and further door to sitting room. Built-in understairs cupboard. Radiator. Door to kitchen. Sliding glass door **STORE ROOM** with glass bricks and coved ceiling.

SITTING ROOM 18' (5.49m) x 12' (3.66m): Double glazed window to front. Two double glazed windows to side. Double glazed double doors with matching side panels leading out onto a **BALCONY** all with views across the Exe Estuary and the Haldon Hills. Feature fireplace. Coved ceiling. Radiator.

CONSERVATORY 10' 4" (3.15m) x 9' 4" (2.84m): Double glazed windows to rear and to side and double glazed door leading out onto the balcony, all with spectacular views over the Exe Estuary and down towards Berry Head. Radiator. Blue-tinted double glazed glass panelled roof.

KITCHEN. 12' 1" (3.68m) x 9' (2.74m): Composite worktop surfaces with matching upstands. Inset one and a half bowl sink and drainer with mixer tap. Oak fronted cupboards under with space for Range style cooker, with matching cooker hood. Space for dishwasher. Matching wall mounted cupboards. Double glazed window to rear with some Estuary views. Space for fridge freezer. Door to...

REAR LOBBY. Sliding glass door to outside and sliding door leading into the garage.

GARAGE 16' 5" (5.00m) x 9' (2.74m): Power and light. Opaque double glazed window. Up and over door leading out to the front.

FIRST FLOOR

LANDING. Coved ceiling. Doors leading off to...

BEDROOM 1

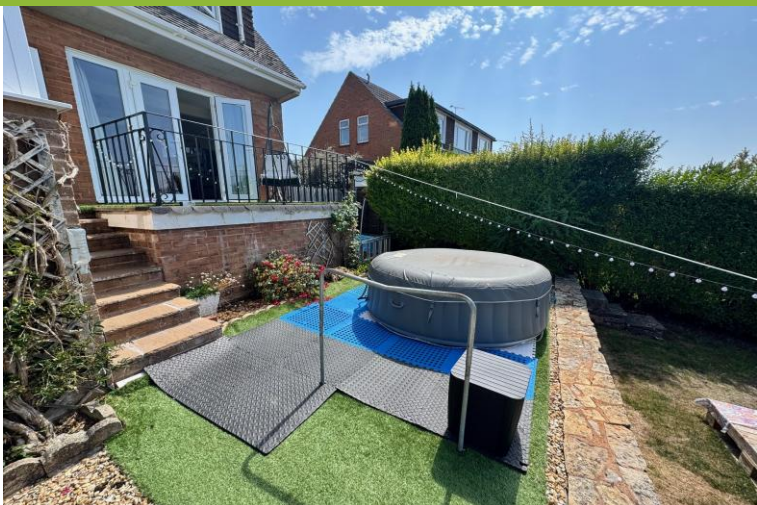
13' 7" (4.14m) x 12' (3.66m): Double glazed window to rear views over the Exe Estuary and down towards Berry Head. Two double glazed windows to the side. Fitted mirrored wardrobes. Fitted corner cupboard. Fitted double wardrobe. Radiator. Door to..

EN-SUITE. Corner shower cubicle in full tiled surround with built-in shower. Low level WC. Wash hand basin with tiled splashback and cupboards under. Fitted mirrored medicine cabinet with lighting. Opaque double glazed window to front. Extractor fan. Chrome runged radiator.

BEDROOM 2 13' 5" (4.09m) x 9' 6" (2.90m): Double glazed window to rear with views over the Exe Estuary and down towards Berry Head. Wood flooring. Radiator. Coved ceiling. Large walk-in wardrobe.

BEDROOM 3 10' 1" (3.07m) x 9' 2" (2.79m): Double glazed window to front. Built-in cupboard over the head of the stairs. Radiator.

BATHROOM 12' 10" (3.91m) x 9' (2.74m): Modern white suite comprising walk-in oversized shower cubicle with electric shower in full tiled surround with split glass screen.



Low level WC. Corner bath with mixer tap. Wash hand basin with cupboards under and mixer tap in tiled splashback. Light with shaver point. Two opaque double glazed windows to side. White runged radiator. Extractor fan. Hatch to roof. Built-in airing cupboard housing a factory lagged copper cylinder and shelving.

OUTSIDE

To the front of the property is a brick paved driveway providing **PARKING FOR TWO CARS**. There is also an area of lawn with mature planted shrub border. Access around either side of the house leads to the...

REAR GARDEN As previously mentioned there is a **BALCONY** that comes off of the sitting room with a few steps down to a level gravelled area. From here three steps lead down to a lawned garden, all with a fence and hedge enclosure. There is also timber built **SUMMER HOUSE** and a decked area enjoying the sun most of the day. The garden is reasonably private and benefits from a westerly aspect.

DIRECTIONS: As you come down the hill into Exmouth take the third turning on the left onto Featherbed Lane. Continue to the end of the road and turn left onto Hulham Road. The property can be found on the left hand side. If you go past the turning to Woodlands Drive you've gone too far.

TENURE: Freehold

COUNCIL TAX BAND: E - £2974.84

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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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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.

