



£395,000
25 Danby Terrace, Exmouth, Devon, EX8 1QR





A beautifully extended and renovated semi-detached house, perfectly positioned within walking distance of the town centre and seafront. Boasting a Westerly-facing garden, this property combines contemporary living with charm and convenience.

- Bright and spacious sitting room with bi-fold doors opening to the garden
- Contemporary open-plan kitchen/dining room with integrated appliances
- Three bedrooms
- Modern, stylish bathroom suite
- Versatile second-floor attic space with Velux window
- Double glazing and gas central heating
- Attractive front and rear gardens

DESCRIPTION: This beautifully presented bay-windowed semi-detached house is the definition of “turn key”. Finished to an exceptional standard throughout, it offers stylish and spacious accommodation arranged over three floors. The ground floor features a bright and welcoming sitting room with bi-fold doors opening onto the attractive rear Westerly facing garden. The separate open-plan kitchen and dining room enjoys wood flooring and a contemporary finish, creating a wonderful space for family living and socialising.

Upstairs are three generous double bedrooms and a modern fully tiled family bathroom suite. The top floor offers a spacious attic space with a Velux window, ideal as a guest room, home office, or additional living area. * Please see "Agents Note".

Outside, the beautifully designed low-maintenance garden features a neat lawn, well-stocked borders, and a gravel seating area.

Ideally located within easy walking distance of the town centre and train station, this home really needs to be seen to be appreciated.

LOCATION: 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):-

ENTRANCE: Opaque fan light entrance door with a double glazed top panel to the...

HALLWAY: Solid wood flooring. Tall runged radiator under stairs recess storage. Stairs to first floor. Doors off to...

KITCHEN/ DINING ROOM:

Dining Area: 14' 3" (4.34m) x 11' 3" (3.43m): Open plan room with a double glazed bay window to the front. Cast iron wood burner with a slate hearth. Fitted storage cupboards to either side of the fireplace with shelving above. Tall runged radiator. Solid wood flooring. Coved ceiling. Opening through to...

Kitchen: 13' 6" (4.11m) x 9' 3" (2.82m): White quartz worktop surfaces with matching up stands. Inset sink with corkscrew drainer and mixer tap with pull out shower spray attachment. Cupboards and drawers under with corner carousel units. Integrated fridge and freezer and slimline dishwasher. Space for washing machine. Fitted Smeg range style cooker with electric oven and 5 plate electric hob. Extractor hood with downlighters. Mirrored splashback. Pull out larder storage. Coved ceiling. Solid wood flooring. Recessed shelving. Window into sitting room.

SITTING ROOM 16' 9" (5.11m) x 14' 2" (4.32m):

Extension to the property and providing a bright spacious room with 3 double glazed bifold doors leading out onto the rear garden. Two double glazed Velux windows to the side. Tall runged radiator.

FIRST FLOOR

LANDING: Radiator. Hatch to rear roof. Stairs leading up to the attic space. Doors lead off to...

BEDROOM 1 15' 2" (4.62m) x 14' 3" (4.34m):

A large bright spacious room with a double glazed bay window to the front. Picture rail. Radiator.

BEDROOM 2 13' 6" (4.11m) x 8' 11" (2.72m):

Double glazed window to the rear. Picture rail. Radiator.

BEDROOM 3 10' 4" (3.15m) x 8' 6" (2.59m):

Currently fitted out as a walk in wardrobe. Double glazed window to the rear. Radiator.



BATHROOM 6' 4" (1.93m) x 5' 6" (1.68m):

Modern white bathroom suite comprising bath with central mixer tap in full tiled surround with a built-in rain head shower with glass screen. Low level WC. Oval wash hand basin with mixer tap on a vanity unit with cupboards under. Walls continue in tiled surround. Opaque double glazed window to the side. Fitted back lit LED mirror. Matching tiled floor. Extractor fan. Black rung radiator.

SECOND FLOOR Door leads to...

ATTIC SPACE Double glazed Velux window. Radiator. Eaves storage.

OUTSIDE FRONT: To the front of the property is a wrought iron gate with a planted front courtyard garden.

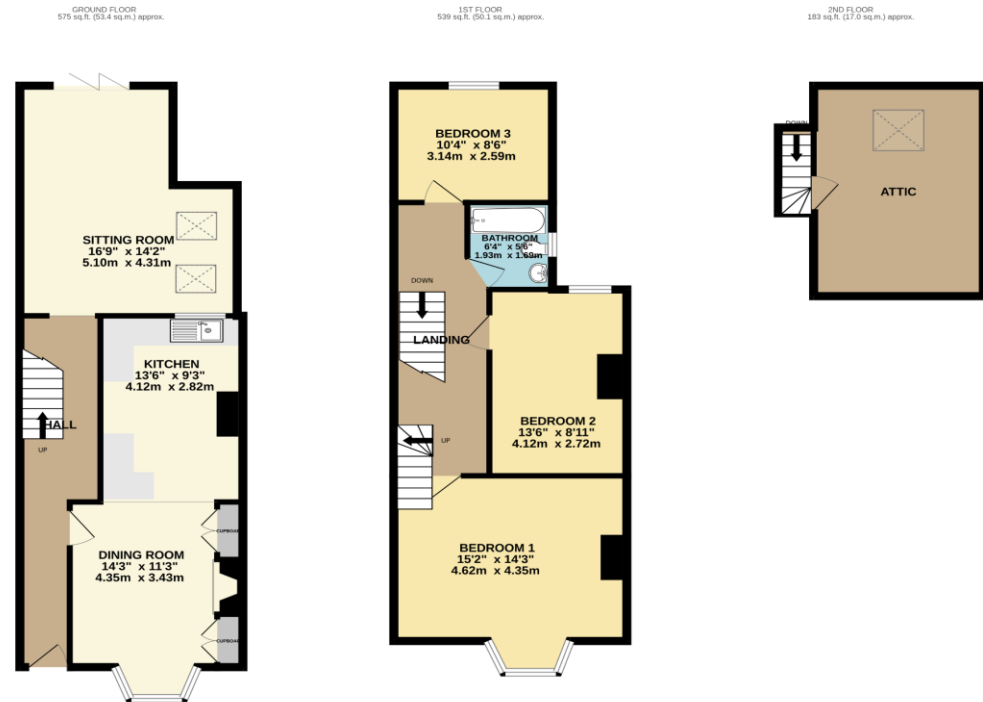
REAR GARDEN The rear garden has been landscaped to provide a composite decked area from the bifold doors leading onto an area of lawn with a gravelled side path leading onto a further sitting area. The garden faces in a westerly direction and enjoys the afternoon and evening sun. At the side of the house is enclosed storage.

TENURE: Freehold

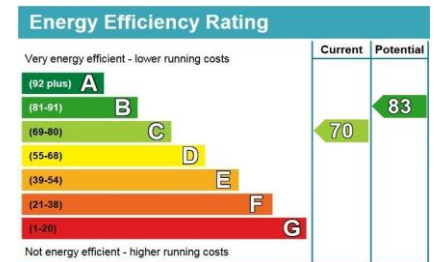
COUNCIL TAX: Band C

WHAT3WORDS: ///rats.leaves.folds

***AGENTS NOTE:** Please be aware that the attic space does **not** have building regulation approval.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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

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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.