



18 and 20 Albion Hill





18 and 20 Albion Hill

Exmouth, EX8 1JS

Seafront 1 mile; M&S Simply Food / Train Station 0.5 miles.

An exclusive development of 4 bedroom contemporary homes with garaging, enjoying superb elevated views of the River Exe and beyond

- Walking distance of amenities & seafront
- Energy Performance Certificate A-Rated home
- Open plan living
- 10-year new home warranties
- Freehold
- Elevated views of the River Exe & beyond
- Flexible accommodation over 3 floors
- 4 double bedrooms (principal suite)
- Private parking & integral garages
- Council tax band TBC

Prices From £595,000

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SITUATION

Exmouth is situated on the south coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with direct line to Exeter. There is a good selection of primary, secondary and private schools.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

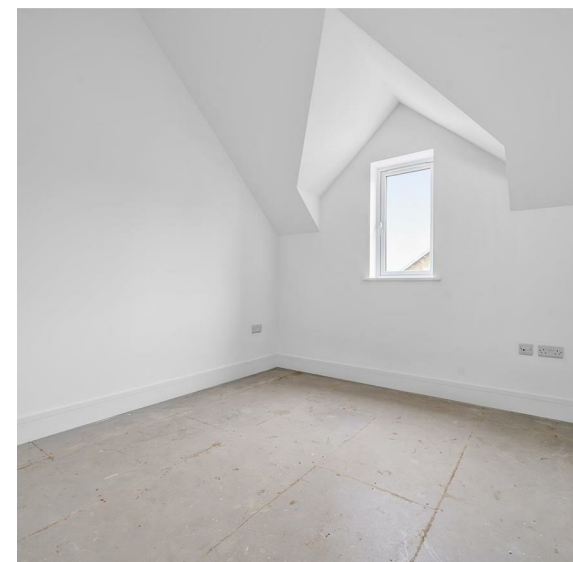
DESCRIPTION

18 and 20 Albion Hill are an exclusive development of impressive and elegantly designed 4 bedroom contemporary homes enjoying views from the upper floors across the town and estuary towards the River Exe and beyond. Built by highly reputable local builders, modern-day quality family living has been paramount throughout the design and build process. These homes boast high standard fixtures and fittings, whilst keeping energy efficiency in mind including uPVC windows, PV panels and smart heating controls. Both benefit from 10-year AWL Homeproof new home warranties.

ACCOMMODATION

Internally, there is high specification power and lighting, incorporating low energy lighting, satellite and television points throughout and fibre broadband connections.

Set over three floors, the accommodation on the ground floor comprises an entrance porch opening through to the hallway with stairs to the first floor and doors leading to two double bedrooms, family bathroom and integral garage. Both of the bedrooms are double aspect, with the second bedroom including a set of French doors opening to the rear courtyard. The family bathroom is fitted with white contemporary sanitary ware, including a shower over the bath. To the rear of the garage there is space and plumbing for laundry appliances.





On the first floor is the open plan kitchen / living / dining room, which enjoys extensive views. The kitchen will have a range of integrated appliances such as a fridge/freezer, dishwasher, induction hob, extractor hood and double oven.

Completing the first floor is the fourth bedroom, which could also be used as a snug or study, along with a separate shower room. To the second floor is the principal bedroom suite with two VELUX roof balcony windows transforming the space to take full advantage of superb river views; en-suite shower room and built-in storage cupboards.

OUTSIDE

Externally, approached via independent accesses with brick paving providing parking and access to the garages with up and over electric doors. There are areas of low maintenance gardens to the front, along with paths around to the rear courtyard areas.

FIXTURES AND FITTINGS

Purchasers may have the ability, subject to timing, to make some choices between a number of options to personalise their new homes. Contact Stags for a full list of options.

SERVICES

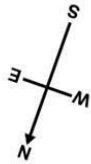
All mains services connected. PV panels.

AGENTS NOTE

The sales details stated do not form any part of a warranty or guarantee. All dimensions indicated are approximate and plans are for illustrative purposes only and are not shown to scale. Layout and finish vary from plot to plot, please call or email for further information.

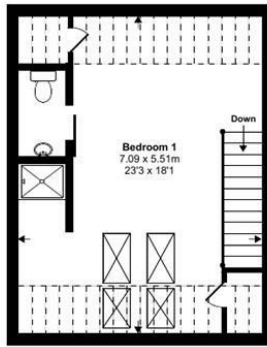
DIRECTIONS

Upon reaching Exmouth on the A376 continue along Exeter Road. Turn left at the first set of traffic lights onto Gypsy Lane, signposted Budleigh Salterton. At the mini roundabout take the second exit following the signs towards Budleigh Salterton and at the next roundabout take the first exit, again towards Budleigh Salterton, into Marpool Hill. As you are approaching the top of the hill, just before the traffic lights, turn right onto Albion Hill. The development will be found after a short distance on the left and identified by a Stags for sale board.

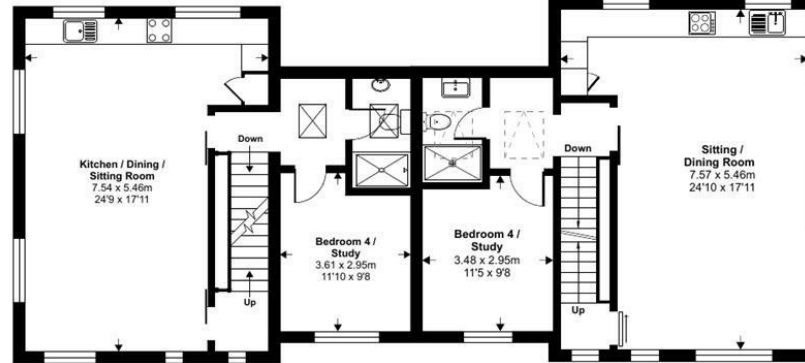


Denotes restricted head height

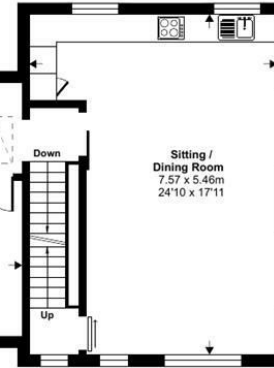
Approximate Area = 2764 sq ft / 256.8 sq m
 Limited Use Area(s) = 252 sq ft / 23.4 sq m
 Garage = 364 sq ft / 33.8 sq m
 Total = 3380 sq ft / 314 sq m
 For identification only - Not to scale



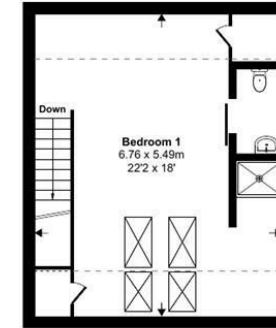
20 Albion Hill Second Floor



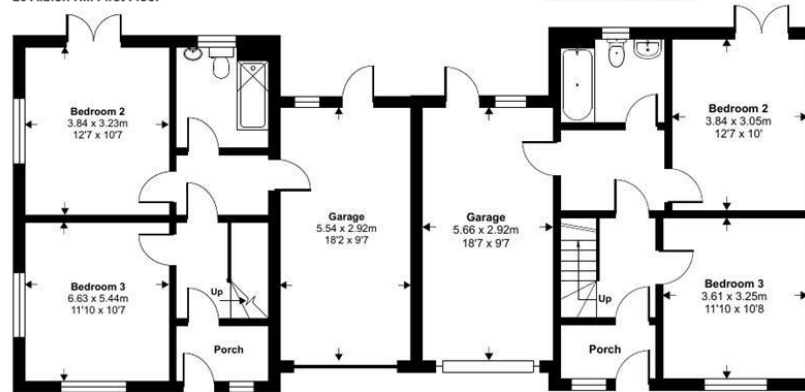
20 Albion Hill First Floor



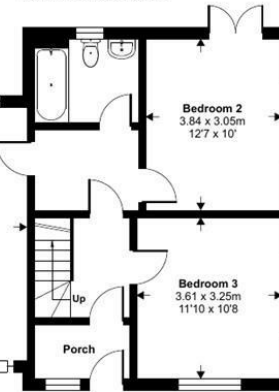
18 Albion Hill First Floor



18 Albion Hill Second Floor



20 Albion Hill Ground Floor



18 Albion Hill Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023. Produced for Stags. REF:952168



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

