



13 Mudbank Lane



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Exmouth, Devon, EX8 3EG

An impressive 4 bedroom town house constructed in 2018 to an exceptional standard with stunning views along the Exe estuary, first sitting floor with large balcony, driveway parking and garage.

- Beautiful views West along the Exe estuary and Haldon Hills beyond
- Impressive development completed in 2018
- First floor sitting room and large balcony taking in the views
- Great location on the estuary cycle path and walking distance to town centre
- 4 double bedrooms including master ensuite and 2 family bathrooms
- Large garage and driveway parking for 2 cars in the views

Guide Price £895,000

SITUATION

Mudbank Lane is a quiet address, walking distance from the centre of Exmouth and located on the estuary cycle path with beautiful views West over the estuary. 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 a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

DESCRIPTION

Completed in 2018 a stunning development of modern and luxurious homes on the bank of the River Exe. The property boasts incredible uninterrupted views looking West of the estuary from the living room and main bedroom on the upper floor whilst offering over 1700 sq ft of well presented accommodation in total with a garage and driveway parking.



ACCOMMODATION

From the front, a door opens into a spacious hallway leading through to the rear where there is a fabulous open plan kitchen/dining room fitted with a range of integral appliances with a central breakfast island and French doors leading out to the garden. From the hall a door leads into an integral garage, there is a door to a ground floor W.C and stairs rise to the second floor.

At the front is a stunning sitting room with parquet style flooring enjoying beautiful views across the estuary towards the Haldon Hills. Floor to ceiling windows and patio doors give access onto a large balcony, large enough for a good sized table and chairs where there are stunning views along the Exe estuary and towards Exmouth. There is a double bedroom overlooking the garden to the rear and on this floor a bathroom with panel bath, low level W.C and a hand wash basin.

Stairs rise to the top floor where there is another bedrooms and 3 further bedrooms including a master en-suite again with lovely views over the estuary from a Juliet balcony and there is an ensuite.

OUTSIDE

To the rear is a patio leading from the kitchen and beyond a grass garden enclosed by a fence. To the front is a driveway providing parking for a number of cars leading to the garage.

SERVICES

Current Council Tax: F

Utilities: Mains electric, water and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

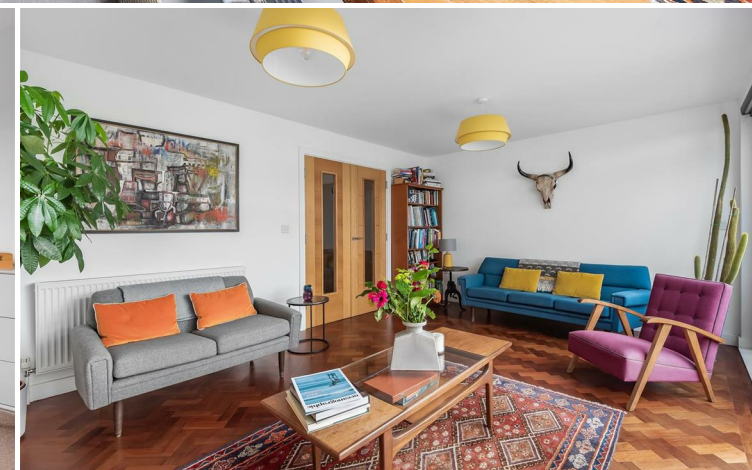
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From the centre of Exeter head out of the city along Topsham Road, pass through Topsham on the Exmouth Road passing Darts Farm on the left. At the George and Dragon roundabout turn right to Exmouth onto the A376, stay on this road for approximately 8 miles passing through Ebford, Exton and Lymestone. Upon entry to Exmouth follow Exeter Road along passing the petrol station on the right hand side and taking your next right into Belle Vue Road. At the end of this road take a right into Halsdon Avenue following it right to the very end where you will hit the waters edge and Mudbank Lane. The development can be found on the left hand side.

AGENTS NOTE

The vendors advise there is a management fee of £220 per annum for maintaining communal areas.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	
(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	

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