



255 Exeter Road





# 255 Exeter Road

Exmouth, , EX8 3NQ

Exeter city centre (9 miles), Exmouth station (1.1 miles)

A substantial 5 bedroom family home constructed in the 1920's occupying a good sized corner plot, in need of general updating with estuary views and a detached garage being sold with no onward chain.

- Substantial detached family home
- Plot of approximately 0.36 acres
- Potential to create a new driveway (STP)
- Estuary views from the first floor
- No onward chain
- Driveway parking and detached garage
- Potential for modernisation
- Freehold
- Council Tax Band: G
- EPC: C

## Offers In Excess Of £650,000

### 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 a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

### DESCRIPTION

A substantial detached family home occupying a good sized corner plot and in the same ownership for many years. The property is in need of some modernisation but offers a huge amount of potential, with scope for improvement whilst retaining a number of period features and enjoying beautiful views of the Exe estuary. On the ground floor is a spacious entrance hall and 3 reception rooms, whilst on the first floor are 5 bedrooms, a family bathroom and separate W.C.

Set on a good sized plot of approximately 0.36 acres, there is the possibility of creating a new entrance from Seafeld Avenue.





## ACCOMMODATION

From the front, a door opens into a spacious entrance hall with stairs rising to the first floor and feature leaded window looking to the front. There is a door to a W.C under the stairs, on the right a door to a breakfast room and straight ahead into a large dining room with a bay-window overlooking the garden. The sitting room is also a good size with a triple aspect, including a bay-window and there is a wood burner. From the breakfast room a door leads into the kitchen which is fitted with a wooden fronted range of base, wall and drawer units with a free standing gas cooker, windows and doors over looking the garden.

Off the first floor landing are 5 bedrooms including a 17' master bedroom with the rooms at the rear of the house having lovely views South West towards the Exe estuary. The first floor provides a family bathroom and a separate W.C.

## OUTSIDE

The property is approached over a driveway providing parking for a number of cars and leading to a detached garage. Laid mainly to lawn the garden surrounds the house on 4 sides with a number of mature plants, shrubs and hedges and at the rear is a bank of solar panels.

## SERVICES

Current Council Tax band: G

Utilities: Mains electric, water and gas

Heating: Gas central heating

Drainage: Mains

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 Lympstone. Upon entry to Exmouth pass the petrol station on the right at the junction with Courtlands Lane, continue along and the house is on the right hand side on the corner with Seafeld Avenue.





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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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