

# 3 Estuary View

Littlemead Lane, Exmouth, EX8 3AX

Exeter (9.5 miles), Woodbury Park (4.6 miles)

A modern four bedroom semi-detached home with garage, off-road parking, and garden, located in a guiet cul-de-sac and offered with no onward chain.

- No onward chain
- Single garage with driveway parking in front
- Open-plan kitchen/dining room and separate
   Principal bedroom with en-suite shower room utility room
- . Spacious sitting room with doors to rear garden
- Council Tax Band: D

- Cul-de-sac location
- Modern four bedroom semi-detached home

- · Enclosed rear garden with lawn and patio
- Freehold

## Guide Price £385,000

### SITUATION

The property is set in a cul-de-sac position within a popular residential area of Exmouth, a thriving coastal town on the east Devon coastline. Exmouth is surrounded by beautiful Devon countryside, yet lies just 9.5 miles from the Cathedral city of Exeter, which offers an intercity railway station, airport, and access to the M5 motorway. The town boasts over three miles of sandy beaches, a bustling marina, and numerous leisure opportunities including sailing, water sports, an estuary cycle path, and the renowned Woodbury Park Golf and Country Club. The town centre offers a wide range of shops, restaurants, and other amenities.







#### **DESCRIPTION**

3 Estuary View is a modern four bedroom semi-detached property offering generous accommodation arranged over two floors. The property benefits from a single garage, driveway parking, and an enclosed rear garden, and is offered to the market with no onward chain. While the property would now benefit from some general updating, it presents an excellent opportunity to create a comfortable family home in a desirable location.

#### **ACCOMMODATION**

The ground floor is approached via an entrance porch leading into the hallway. To one side is a spacious sitting room with double doors opening directly to the rear garden. On the opposite side of the hallway is the open-plan kitchen/dining room, fitted with a range of units and providing ample space for a dining table. A door leads from the kitchen to a useful utility room, which offers additional storage, a sink, and space/plumbing for white goods. A cloakroom/WC completes the ground floor.

On the first floor, the principal bedroom benefits from an ensuite shower room. There are three further bedrooms and a family bathroom.

#### **OUTSIDE**

The rear garden is of good size and mainly laid to lawn, with a patio seating area directly adjoining the property, ideal for outdoor dining. To the front, there is a single garage with parking for one vehicle in front.

#### **SERVICES**

Utilities: Mains electric, mains water, mains gas, telephone and

broadband

Drainage: Mains drainage

Heating: Gas
Tenure: Freehold
EPC: C(77)

Council tax band: D

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available

(Ofcom).



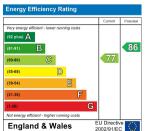




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21/22 Southernhay West, Exeter, Devon, EX1 1PR

> exeter@stags.co.uk 01392 255202

