



3 Estuary View



STAGS

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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 quiet 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 utility room
- Spacious sitting room with doors to rear garden
- Council Tax Band: D
- Cul-de-sac location
- Modern four bedroom semi-detached home
- Principal bedroom with en-suite shower room
- Enclosed rear garden with lawn and patio garden
- 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 en-suite 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).



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.



Approximate Area = 1349 sq ft / 125.3 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1474 sq ft / 136.9 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Stags. REF: 1208612

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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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