

# 6 Holland Road

Exmouth, Devon, EX8 4AT

Exmouth Seafront (1.8 miles), Exeter City Centre (10.5 miles), Budleigh Salterton (3.7 miles)

A beautifully presented three-bedroom semidetached house, with a South-easterly facing garden, situated close to Exmouth Seafront and town.

- Three bedroom semi-detached house
- Modern fitted kitchen
- On road parking
- Council Tax Band: C

- South-easterly facing garden with lawn
- Beautifully renovated throughout
- Spacious sitting room and dining
  Less than two miles to Exmouth Seafront and Marina
  - Freehold
  - EPC: D

## Guide Price £350,000

### SITUATION

Holland Road enjoys an excellent location, offering convenient access to Exmouth town centre, its stunning seafront, and the surrounding East Devon countryside and beaches. Exmouth provides a wide range of amenities, including supermarkets, independent shops, cafés, restaurants, and superb leisure facilities. Exmouth is sought-after for its sandy beaches and picturesque coastal walks, and the transport links are excellent, with a railway station offering direct services to Exeter, regular local bus routes, a scenic cycle path to Exeter, and easy access to the M5 motorway and Exeter International Airport.

#### DESCRIPTION

A beautifully presented three-bedroom semi-detached house, offering a South-easterly facing garden, modern fitted kitchen and bathroom, bay-fronted sitting room and spacious dining room. This property has been thoughtfully renovated and maintained throughout, and sits in a sought-after location close to Exmouth seafront.







#### **ACCOMMODATION**

A charming decked pathway leads to the front door, which opens into an inviting hallway with stairs rising to the first floor. To the left, a bright and welcoming sitting room features a beautiful bay window overlooking the front and a characterful feature fireplace. Adjacent to the sitting room, the generously sized dining room enjoys views over the sunny rear garden and offers ample space for a large dining table, perfect for family meals or entertaining. At the end of the hallway, the modern fitted kitchen provides excellent storage with a range of base, wall, and drawer units, a fitted cooker with induction hob, and space for both a dishwasher and washing machine. A rear-facing window floods the room with natural light, while a side door opens directly onto the garden for easy access. Upstairs, there are three well-proportioned double bedrooms, one currently used as a home office. The principal bedroom enjoys a bright bay window and period feature fireplace, while the rear bedroom also benefits from a fireplace and a pleasant outlook over the garden. Completing the accommodation is a stylish, modern bathroom with contemporary tiling, a walk-in shower, and WC.

#### **OUTSIDE**

An attractive front garden, mainly laid to lawn with a decked pathway and steps, leads up to the front door. To the rear, the beautifully landscaped south-easterly facing garden enjoys sunshine throughout the day and features raised shrub planters and lawn, an apple tree, and a paved pathway. A fire pit with curved decked seating creates the perfect spot for relaxed al fresco entertaining.

#### **SERVICES**

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

broadband

Drainage: Mains drainage Heating: Gas central heating

Tenure: Freehold EPC: D (68)

Council tax band: C

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



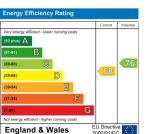




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