



6 Holland Road



STAGS

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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 semi-detached house, with a South-easterly facing garden, situated close to Exmouth Seafront and town.

- Three bedroom semi-detached house
- Modern fitted kitchen
- Spacious sitting room and dining room
- On road parking
- Council Tax Band: C
- South-easterly facing garden with lawn
- Beautifully renovated throughout
- 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).



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		
(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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