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LINKS
ESTATE AGENTS

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Guide Price £650,000

11 Seafield Avenue, Exmouth, EX8 3NJ



- Detached House For Modernisation • Sought After Cul - De - Sac Location • Electric Heating & Mostly Double Glazed • Ground Floor Cloakroom, Living / Dining Room, Kitchen • 3 Double Bedrooms, Bathroom • Garage, Driveway, Southerly Facing Rear Garden • Adjoining National Trust Farmland, far Reaching Exe Estuary & Haldon Hill Views • NO ONWARD CHAIN



Viewings

Viewings are strictly via the following Open Day appointments only - please contact Links Estate Agents to book your slot:

Wednesday 22nd January 12:00pm until 1:30pm

Saturday 25th January 1:00pm until 2:30pm

Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed window to side. Tiled flooring. Step leading up to obscure uPVC double glazed door leading to:

Entrance Hall

Window to front. Staircase rising to first floor with under stairs storage cupboard. Night storage radiator. Smoke alarm. Doors leading to living / dining room, kitchen, garage and sliding door leading to:

Cloakroom

uPVC double glazed window to front. Coloured suite of low level WC and pedestal wash hand basin.

Living / Dining Room 20'2" (6.15m) Max x 16'11" (5.16m) Plus Bay

Dual aspect having window to side gaining views of the adjoining National Trust farmland, window to rear and walk - in bay window to rear with sliding patio doors that also gains views of the National Trust farmland and the Haldon Hills beyond. Tiled fireplace with open fire. 2 night storage radiators.

Kitchen 10'11" (3.33m) x 8'11" (2.72m)

uPVC double glazed window to rear gaining views of the Haldon Hills and South Devon coastline. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single bowl and double drainer unit with mixer tap. Electric cooker point. Space and plumbing for washing machine. Space under worktop for appliance. Obscure uPVC double glazed door leading to:

Sun Room 11'2" (3.4m) x 5'1" (1.55m)

uPVC double glazed windows to side and uPVC double glazed external door leading to rear garden. Tiled flooring.

First Floor

Half Landing

Stairs rising to landing. Door leading to:

Bedroom 2 14'6" (4.42m) To Wardrobe x 12'8" (3.86m)

uPVC double glazed window to side gaining views over the National Trust farmland with the Exe Estuary and Haldon Hills beyond. Built - in double wardrobe, built - in shelved storage cupboards. Night storage radiator. Access to loft storage space.

Landing

Night storage radiator. Airing cupboard has the hot water tank with slatted shelving. Smoke alarm. Access to insulated loft space via trap door with ladder. Doors leading to:



Bedroom 1 16'11" (5.16m) x 12'10" (3.91m)

Dual aspect having uPVC double glazed sliding patio doors to Juliet balcony to rear and UPVC double glazed window to side gaining views over the National Trust farmland with the Exe Estuary and Haldon Hills beyond. Electric radiator. Knight storage radiator.

Bedroom 3 14'1" (4.29m) x 8'10" (2.69m)

Dual aspect having uPVC double glazed windows to side and uPVC double glazed window to rear gaining those views over the National Trust farmland with the Exe Estuary and Haldon Hills beyond. 2 built - in double wardrobes.

Bathroom

Obscure uPVC double glazed window to side. Coloured suite of panelled bath, shower cubicle with electric shower unit and obscure glazed window, low - level WC and pedestal wash hand basin. Fully tiled walls. Electrically heated towel rail. Wall mounted electric heater.



Externally

The property has an extensive driveway to the front providing ample parking for several motor vehicles, boats, trailers or caravans with the remainder of the level Front Gardens being laid to lawn with a hedge boundary. The driveway then leads to:

Garage 16'7" (5.05m) x 12'9" (3.89m)

Up and over door to front. uPVC double glazed windows to front and side. Wall mounted electric trip switch fuse box. Electric meter. Power and light connected.

Rear Garden

The property enjoys a good sized and Southerly facing Rear Garden which has a patio area immediately adjacent to the property, ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with various shrub and herbaceous beds and borders that provide year round interest and colour. Timber panel fence and hedge boundaries. Fish pond. Greenhouse and timber garden shed. Front pedestrian access to either side of property. Outside water tap.

Tenure

The property is FREEHOLD

Services

Mains Water, Drainage and Electricity are connected. The property is on a water meter. Council Tax Band F

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

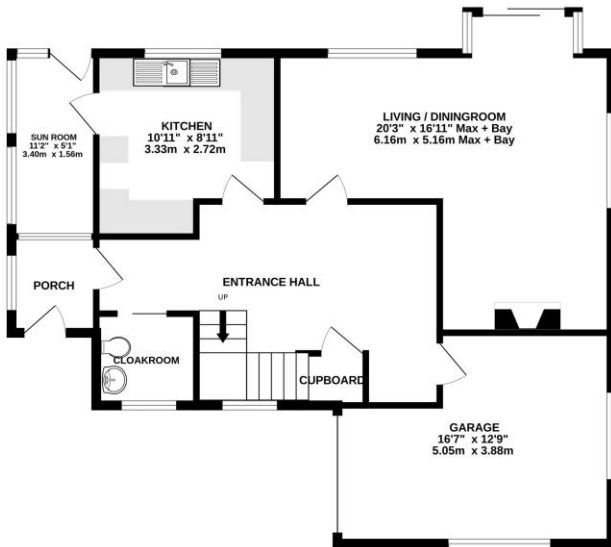
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Agents Note

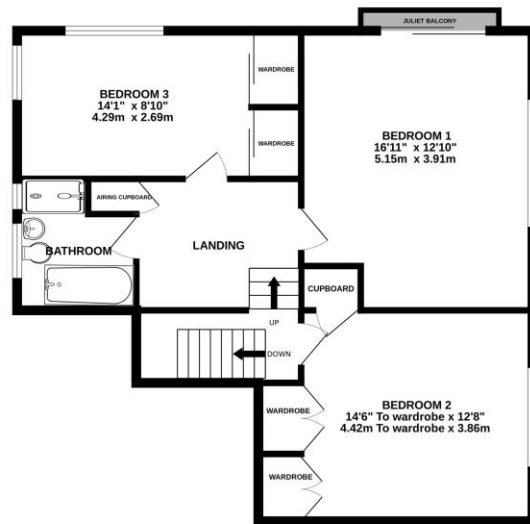
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



SEAFIELD AVENUE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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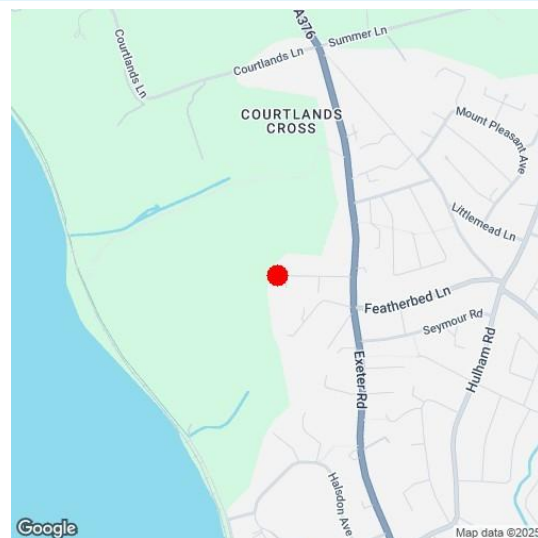
Directions

From our prominent town centre office, turn right down Rolle Street and then take the a left hand turning at the first roundabout and then right at the next, heading along Marine Way. Continue into Exeter Road, passing through both sets of traffic lights. Upon passing the Shell Garage on the left hand side, take the 4th left hand turning into Seafield Avenue, where the property will be found at the end of the road, on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81 Plus) B			
(69-80) C			78
(55-68) D			
(35-54) E			
(21-58) F	39		
(1-40) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.