

**Offers in Excess of £800,000**  
**The Retreat, St Johns Road, Exmouth, EX8 5EG**



- 4 Bedroom Detached Family Home In Semi Rural Location • Large Plot With Scope For Extension (Planning Granted) • Gas Centrally Heated & uPVC Double Glazed • Cloakroom & 2 Reception Rooms • L Shaped Kitchen/Breakfast Room • Large Gardens With Log Cabin, Summer House & Sheds • Large Sweeping Driveway & Double Garage • Viewing Essential To Appreciate Property,





Open storm porch with courtesy lighting that provides access to a part obscure uPVC double glazed front entrance door leading to:

## Ground Floor

### Entrance Hall

L shaped entrance hall that has a staircase rising to the first floor. Small useful storage recess. Tiled flooring. Coved ceiling. Radiator. Glazed doors leading into the kitchen breakfast room, dining room, living room and a door leading to:

### Cloakroom

Obscure glazed window to rear. White suite comprising of a concealed cistern WC with display above. Pedestal wash and basin. Radiator.

### Living Room 18'7" (5.66m) x 13'10" (4.22m)

Fantastic triple aspect room that has a large window to front, two windows to the side and double opening French doors to the rear garden with windows to either side. Focal point of a stone fireplace that incorporates an open fire and that has a wooden mantle above and displays to both sides. Tiled flooring. 2 x Radiators. Coved ceiling. Arch way leading to:

### Dining Room 11'0" (3.35m) x 9'10" (3m)

Window to front. Radiator. Coved ceiling. Tiled flooring.

### Kitchen / Breakfast Room 23'0" (7.01m) x 15'8" (4.78m)

Another triple aspect room that has a window to front, window to side and a window to rear. uPVC glazed door leading out to the rear garden to the side. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces above and tiled splash backs above. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Built in four ring gas hob with an electric oven below and extractor hood above. Space and plumbing for a dishwasher. Further appliance space under work surface. Tiled flooring. 2 X Radiators. Inset ceiling lights. Coved ceiling. Ample space for table and chairs if required.

## First Floor

### Landing

Window to rear. Coved ceiling. Radiator. Laminate flooring. Useful airing cupboard that houses a hot water tank and that has shelving. Coved ceiling. Doors leading to all rooms including:

### Bedroom 1 13'11" (4.24m) x 11'1" (3.38m)

A dual aspect room that has windows to the front and the rear. Range of built in storage to one wall that has hanging rails, shelving and storage drawers. Radiator. Coved ceiling. Laminate flooring. Heated towel rail. Access to a walk in single shower that has a folding splash screen door, tiled splash backs to ceiling height and a thermostatically controlled shower above.

### Bedroom 2 11'3" (3.43m) x 9'9" (2.97m)

Window to front. Radiator. Laminate flooring. Coved ceiling.

### Bedroom 3 12'0" (3.66m) x 7'11" (2.41m)

Window to front. Radiator. Coved ceiling. Laminate flooring. Access to an insulated loft space.

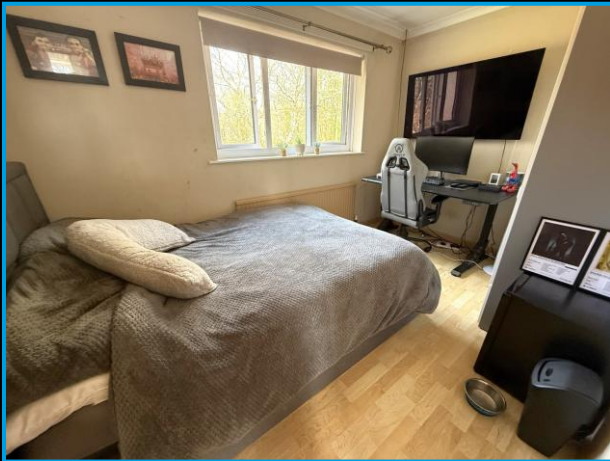
### Bedroom 4 10'8" (3.25m) Max x 7'2" (2.18m)

Window to front. Radiator. Laminate flooring.

### Bathroom

Obscure glazed window to side. Fully tiled walls and flooring. Fitted suite comprising of a panelled bath that has a shower attachment above and a shower rail and curtain. Hidden





cistern low level WC with display above. Wash hand basin to the side with storage cupboards below. Wall mounted storage cupboard and mirror with shaver light and socket above. Radiator. Tiled flooring. Coved ceiling. Inset ceiling lights.

#### Externally

#### Front Of Property

The property is approached via a sweeping driveway that has secure, automatic electronic gates that provide a good degree of privacy. The driveway allows off road parking for several vehicles and in turn, leads to a double garage. To the front of the property is a fully enclosed (via recently installed timber fenced boundary) and level mature garden that is predominantly laid to lawn with shrub bed boards. Raised area of garden to one side of the driveway with mature trees that helped to provide a natural privacy screen.

#### Double Garage 17'11" (5.46m) x 16'11" (5.16m)

Up and over door to front. Wall mounted electric trip switch fuse box. Wall mounted gas fired boiler. Fitted works surface that has space plumbing for a washing machine and space for a tumble dryer below. Gas meter. Window to rear.

#### Rear Of Property

A feature of this property is the large rear garden that enjoys a high degree of privacy, is well maintained and offers huge scope to extended the property, yet still retain excellent outside space. The gardens are currently arranged over 2 levels and are laid to lawn. There is substantial log cabin and a summer house that has a raised decked area, both of which that have power and light connected. The cabin could make a suitable home office if required. There are 2 additional timber storage sheds. Timber fenced boundaries. Access via both sides of the property.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. 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

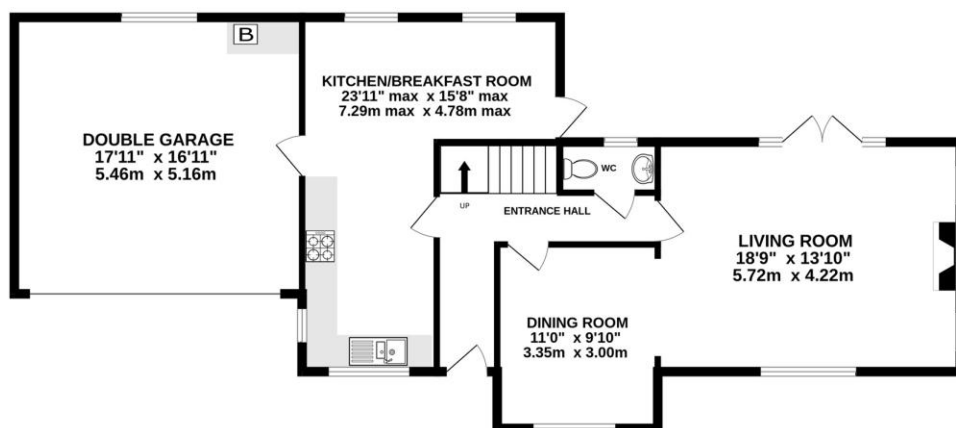
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

## GROUND FLOOR



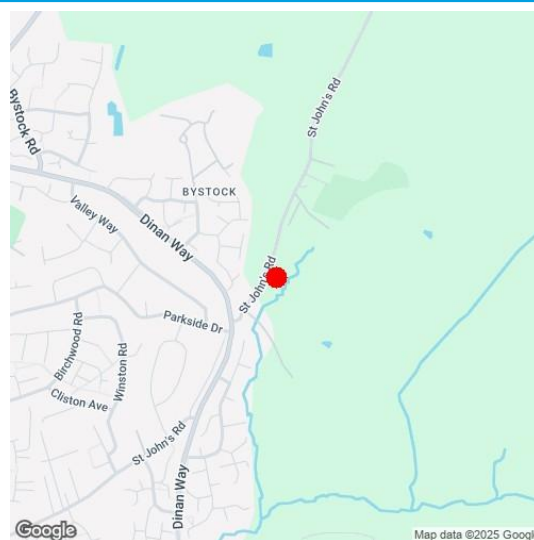
## THE RETREAT, ST JOHNS ROAD

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, proceed out of town along Exeter Road. At the traffic lights, turn right onto Hulham Road signposted Ottery St Mary and Pound Lane. Proceed along this road, over the roundabout and just before leaving the town boundary, turn right onto Dinan Way. Take the seventh

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		Not energy efficient - higher running costs
(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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