



Seafield Avenue, Exmouth, Devon





A **stylishly appointed** detached home with six bedrooms and a beautiful garden, in a sought-after location with estuary views.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Kitchen/dining room | Utility | Cloakroom

First Floor: Principal bedroom with en suite shower room | Three further bedrooms, two en suite

Second Floor: Bedroom with en suite | Bedroom/study

Outside: Garage/workshop | Store | Summerhouse | Garden

Distances

Exmouth town centre 1.0 miles, Exmouth station 1.2 miles (32 minutes to Exeter St. David's), M5 Junction 30 6.1 miles

Exeter Airport 8.1 miles (1 hour to London City Airport), Exeter city centre 8.9 miles

Exeter St. David's station 10.2 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The property is located just a mile from Exmouth town centre and is within easy reach of the area's beautiful beaches and the River Exe estuary.

The town is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.



The Cathedral City of Exeter is only nine miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafes and wine bars.

The property

7 Seafield Avenue is an impressive, detached family home that offers stylish, contemporary living with light, airy reception rooms and high-quality fittings throughout.

The main reception room is the 28ft sitting room with its wooden parquet flooring and triple aspect, including a large bay window, and sliding glass doors opening onto the south-facing rear garden. The ground floor also has a spacious, open-plan kitchen and dining room with full-height windows and sliding glass doors overlooking the garden and welcoming plenty of natural light. There is space for a large family dining table, while the kitchen features sleek, modern fitted units, integrated appliances and an island with a breakfast bar. The adjoining utility room has further useful space for storage and home appliances.

On the first floor, the galleried landing leads to four well-presented double bedrooms, one of which is ideal for use as a dressing room or study.



The other three first-floor bedrooms are all en suite, including the luxury principal bedroom with its dressing area. Both the principal and second bedrooms have sliding glass doors opening onto balconies overlooking the rear garden, with sea and estuary views.

The second floor has a further bedroom with an en suite shower room, as well as extensive built-in storage and a balcony with those south-facing views. Additionally, there is a sitting room or study with eaves storage, which could be used as an extra bedroom if required.

Garden and grounds

At the front of the house, the block-paved driveway provides plenty of parking space and access to the detached garage, workshop and store. The front garden has an area of lawn, which continues to the side and rear of the house, where there are steps leading down a second lawn.

The sunny garden includes an area of composite decking across the back of the house, which is ideal for al fresco dining, while there is also a brick-built summerhouse, providing further space in which to relax.

Services

Mains gas, water and electricity.

Directions

Postcode: EX8 3NJ

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Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: C

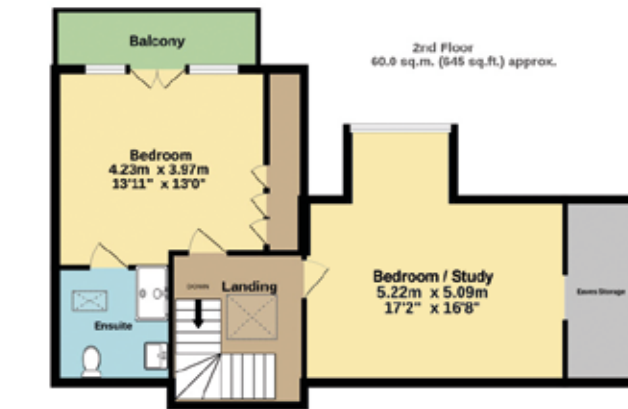
Guide Price: £1,650,000



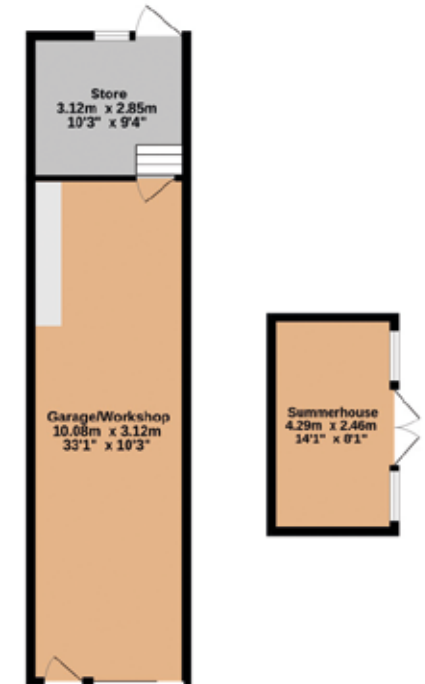
Approximate Gross Internal Floor Area

330.7 sq m (3560 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Garage
50.9 sq.m. (548 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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