



10 Elwyn Road, Exmouth, Devon

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# An impressive detached period home with **extensive gardens**, in a sought-after Exmouth setting. Potential for development.

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## Summary of accommodation

**Ground Floor:** Drawing room | Dining room | Sun room | Kitchen/breakfast room | Utility  
Boot room/laundry | Cloakroom | Reception

**First Floor:** Five bedrooms | Two bathrooms | WC

**Second Floor:** Two bedrooms | Store

**Outside:** Store | Garaging block | Workshop | Extensive garden with potential for development

In all about 1.10 acres

## Distances

Exmouth town centre 1.0 miles, Exmouth station 1.4 miles (32 minutes to Exeter St. David's)

M5 Junction 30 7.7 miles, Exeter Airport 9.6 miles (1 hour to London City Airport)

Exeter city centre 10.8 miles, Exeter St. David's station 12.0 miles (2 hours to London

Paddington) (All distances and times are approximate)



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## Location

The property is in a sought-after position, within a mile of Exmouth town centre and seafront, set in extensive grounds.

Exmouth enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. 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 12 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, cafés and wine bars.

## The property

This handsome detached period home contains more than 5,000 square feet of accommodation. Set in a highly sought-after position just a mile from Exmouth town centre and beach, the property has various splendid original details, including high ceilings, large sash windows and beautiful tiled fireplaces. Outside there are spacious, southwest-facing gardens with potential for development.

The decor is traditional throughout and could benefit from some updating, but the reception rooms are light and airy, and welcome plenty of natural light. They include the drawing room with its large bay window and open fireplace. The dining room has a south-facing bay window and a cast-iron fireplace, while the ground floor also includes a sun room looking out across the garden.

The kitchen and breakfast room is well-proportioned, and features fitted units for storage, as well as space for a breakfast table and all the necessary appliances. Adjoining the kitchen, the utility room and the boot room/laundry provide further space for storage and home appliances.





There is a reception room on the ground floor, which could be used as an additional bedroom if required. On the first floor, you will find five double bedrooms of similar proportions, as well as two bathrooms and a separate WC. The second floor offers a further two double bedrooms and a store room.

## Garden and grounds

At the front of the property, the gravel driveway leads through the gardens to the house, providing turning space, plenty of parking and access to the garaging block. The garage has covered parking for up to three vehicles, as well as workshop space and inspection pit. The gardens at the front and rear are mostly laid to lawn, with the rear garden enjoying a sunny southwest-facing aspect. There is an area of patio at the back of the house and beyond, an area of lawn, a wooded area and a meadow with wildflowers and several fruit trees. In total, the rear garden extends to approximately 200ft.

## Services

Mains gas, water and electricity.

## Directions (Postcode EX8 2EL)

what3words: ///policy.sweep.habit

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon

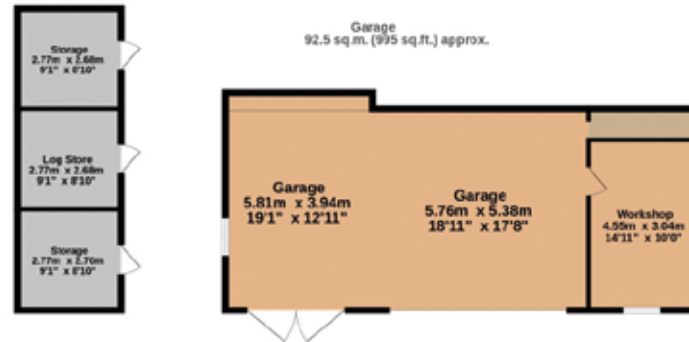
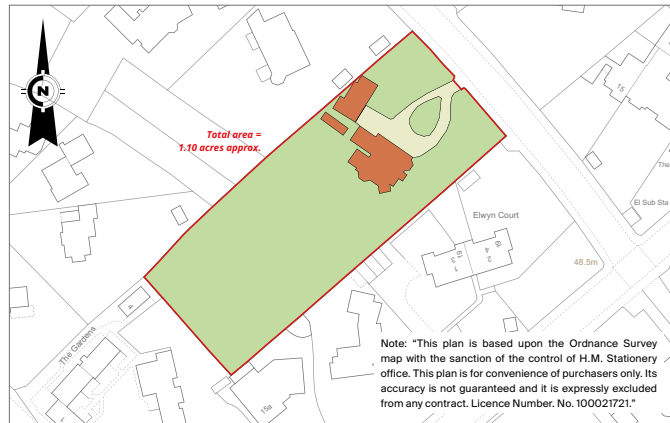
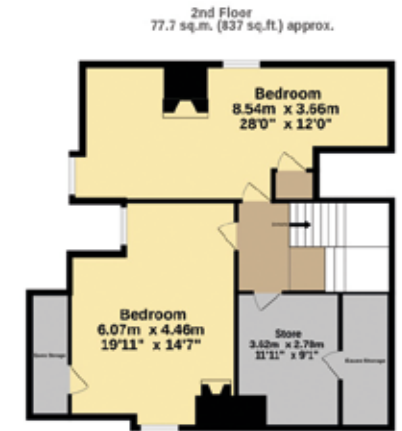
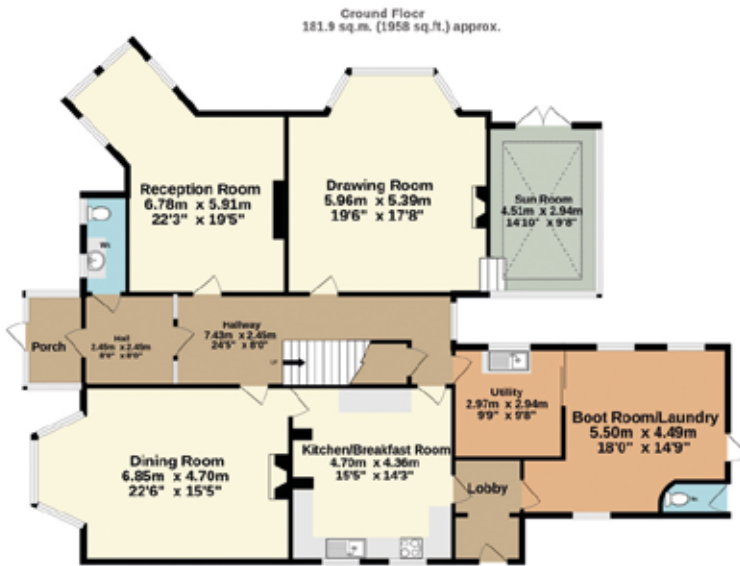
District Council

**Council Tax:** Band G

**EPC Rating:** E

**Guide Price:** £1,500,000





**Approximate Gross Internal Floor Area**  
511.9 sq m (5510 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.

- 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 April 2024.

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