

Jersey House, Exmouth, Devon





A **stunning modern home** in a highly-regarded Exmouth setting with sea views.

Summary of accommodation

- Ground Floor:** Three bedrooms en suite
- First Floor:** Principal suite with principal bedroom, dressing room and en suite bathroom | One further bedroom en suite
- Second Floor:** Sitting room | Study | Kitchen/dining room/family room | Utility
- Outside:** Garage | Gardens

Distances

Exmouth town centre 1.2 miles, Exmouth station 1.5 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.6 miles
Exeter Airport 10.5 miles (1 hour to London City Airport), Exeter city centre 11.8 miles
Exeter St. David's station 12.8 miles (2 hours to London Paddington)
(All distances and times are approximate)



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Location

The property is in a desirable location, moments from Exmouth Beach and Orcombe Point, and within easy reach of the restaurants and cafés of The Esplanade and Exmouth's vibrant town centre, with its variety of shops and amenities.

The town enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. Exmouth 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. 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 easy access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point. The Exe Estuary offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The area also has a variety of water sports in addition to equestrian and golfing pursuits.



The property

Jersey House is an impressive modern detached family home that offers five bedrooms and beautifully appointed accommodation with contemporary styling and high-quality fittings throughout.

The plot falls away to the rear, with two levels of accommodation below the Top level providing views across the rear gardens. On the second floor there is an expansive open-plan kitchen, dining room and family room with engineered hardwood flooring, a large ceiling lantern skylight overhead and splendid views across the surrounding area.



The kitchen itself is fitted with shaker-style units to base and wall level. There is a central island with a breakfast bar and integrated appliances, including two ovens and an induction hob with an extractor hood. There is also a walk-in larder and a utility room, providing further space for storage and home appliances. The stylish modern kitchen benefits from all the latest fittings such as Quooker Boiling Tap, Insinkerator, Wine Cooler and American style Fridge Freezer.

Additionally, the first level has a separate sitting room and a useful study, both of which welcome plenty of natural light. The bedrooms are all located on the lower two levels, providing views across the garden. The first level down has the luxury principal suite with its own private sitting area or study,



bedroom area, dressing room and en suite bathroom with dual washbasins, bathtub and separate shower.

The four additional bedrooms are all en suite, with three featuring bathrooms and one a shower room. Each of the three bedrooms on the lowest level benefit from direct access to the rear gardens.

Garden and grounds

At the front of the house there is a gravel driveway which is accessed via electric gates, with plenty of parking space, as well as access to the detached garage for further parking or home storage. The garden at the rear has paved terracing across the back of the house, as well as an area of lawn, bordered by established hedgerows.

Directions

Postcode: Ex8 2DF

what3words: /// Flame.passes.tiger

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: B

Guide Price: O.I.E.O £1,150,000

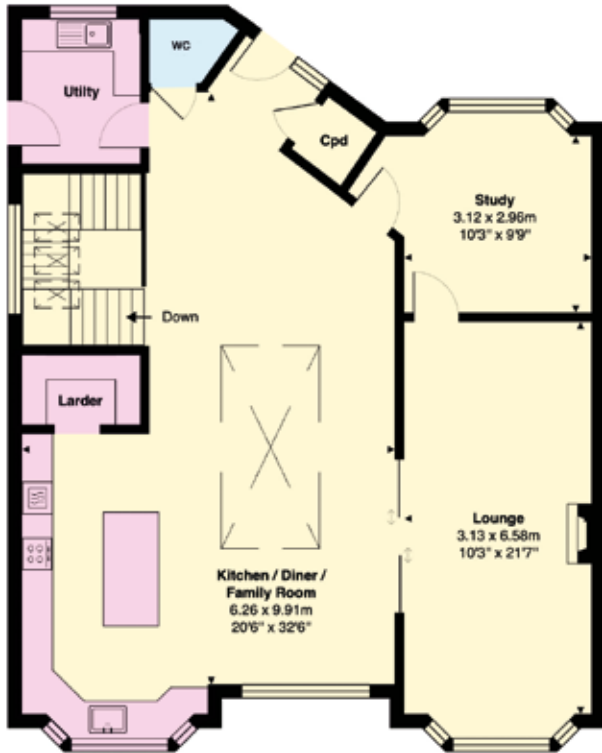


Approximate Gross Internal Floor Area

271.1 sq m / 2918 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.

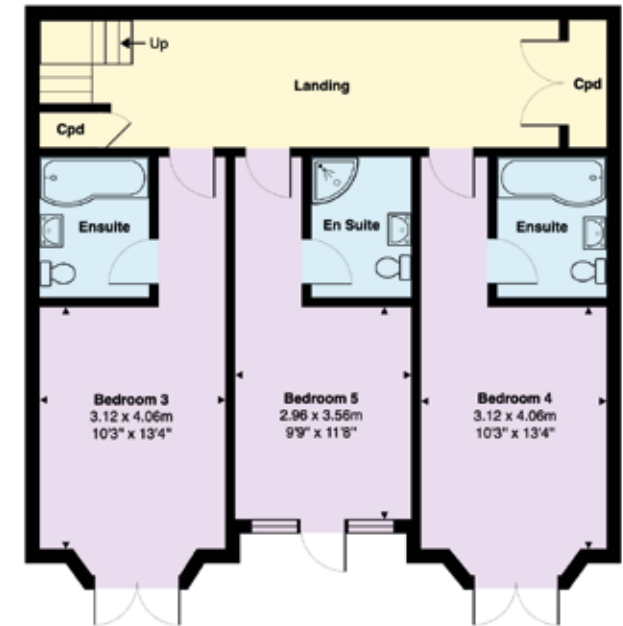
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor



Ground Floor



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 July 2024. Photographs and videos dated July 2024.

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