



13 MUDBANK LANE

Exmouth, Devon





AN IMPRESSIVE FOUR BEDROOM TOWN HOUSE

Constructed in 2018 to an exceptional standard with stunning views along the Exe estuary, first sitting floor with large balcony, driveway parking and garage.

Summary of accommodation

Entrance hall | Open plan kitchen dining room | First floor sitting room opening onto a large balcony
Principal bedroom en suite | Three further bedrooms

Distances: Exmouth seafront - 1.3 miles, M5 junction 30 7.5 miles, Exeter city centre 11 miles
Exeter airport 10.3 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £000,000

SITUATION

Mudbank Lane is a quiet address, located on the estuary cycle path with beautiful views West over the estuary and within easy reach of the restaurants and cafés of The Esplanade and Exmouth's vibrant town centre. 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 Geoneedle' at Orcombe Point.

The Exe Estuary offers further exceptional walks and a cycle path leading to Lypstone. 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.

Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and excellent shopping and leisure facilities, including a modern precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

THE PROPERTY

Completed in 2018 a stunning development of modern and luxurious homes on the bank of the River Exe. The property boasts incredible uninterrupted views looking West of the estuary from the living room and main bedroom on the upper floor whilst offering over 1700 sq ft of well presented accommodation in total with a garage and driveway parking.



From the front, a door opens into a spacious hallway leading through to the rear where there is a fabulous open plan kitchen/dining room fitted with a range of integral appliances with a central breakfast island and French doors leading out to the garden. From the hall a door leads into an integral garage, there is a door to a ground floor WC and stairs rise to the second floor.

At the front is a stunning sitting room with parquet style flooring enjoying beautiful views across the estuary towards the Haldon Hills. Floor to ceiling windows and patio doors give access onto a large balcony, large enough for a good sized table and chairs where there are stunning views along the Exe estuary and towards Exmouth. There is a double bedroom over looking the garden to the rear and on this floor a bathroom with panel bath, low level WC and a hand wash basin.

Stairs rise to the top floor where there is another bedrooms and three further bedrooms including a principal en suite again with lovely views over the estuary from a Juliet balcony and there is an en suite.





OUTSIDE

To the rear is a patio leading from the kitchen and beyond a grass garden enclosed by a fence. To the front is a driveway providing parking for a number of cars leading to the garage.

PROPERTY INFORMATION

Services: Mains electricity, water and drainage. Gas central heating. Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band F

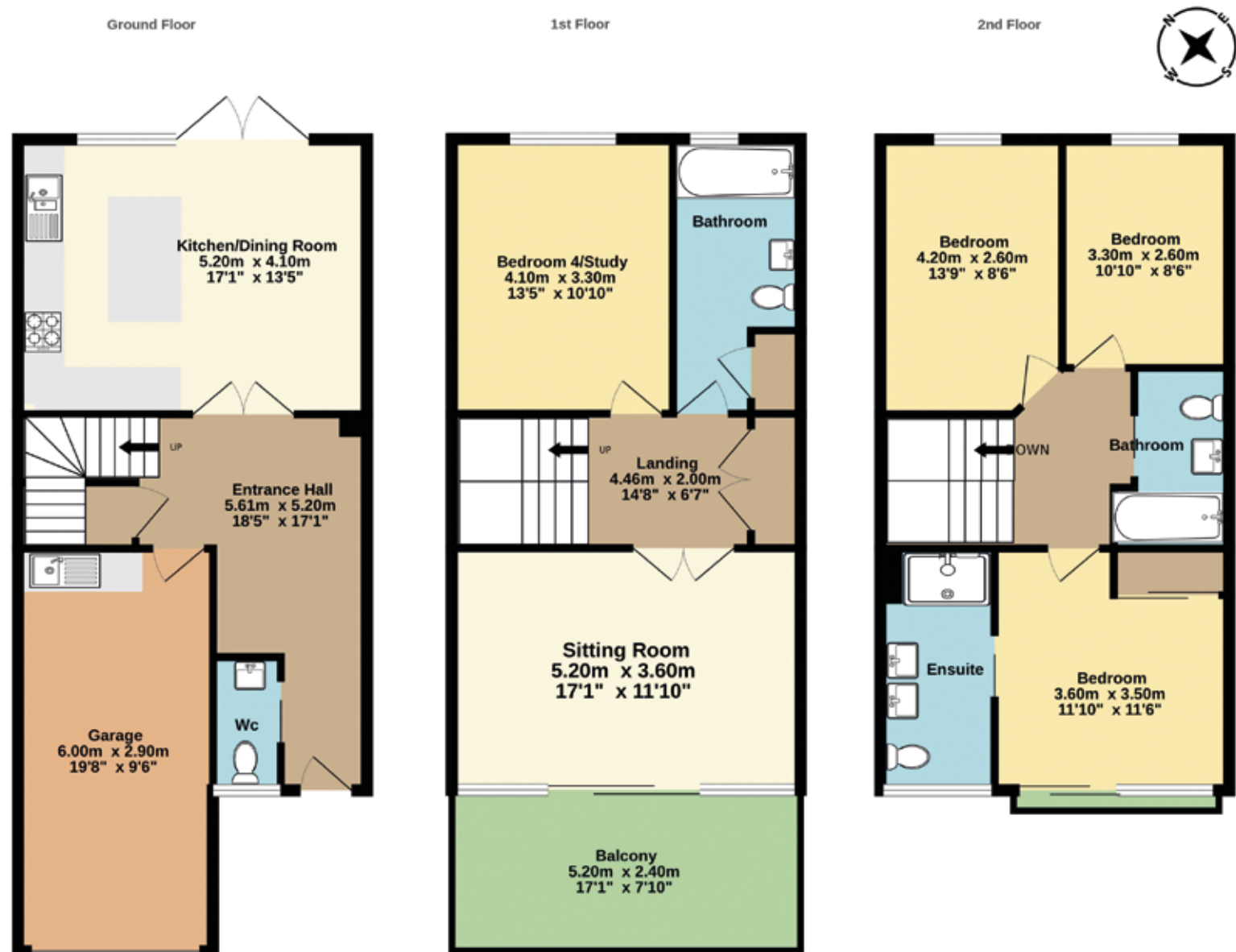
Directions

What3words - [///rail.strain.change](#)

Agents Note: The vendors advises there is a management fee of £220 per annum for maintaining communal areas.



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



Approximate Gross Internal Area
158.2 sq.m. (1703 sq.ft.) excluding garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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