



MOUNTLANDS

Exmouth, Devon



A SPACIOUS FAMILY HOUSE AND ANNEXE WITHIN LARGE ENCLOSED GARDEN

Set on the edge of the seaside town of Exmouth with views of the sea

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining/family room | Kitchen/breakfast room

First Floor: Principal bedroom/shower room suite | Three further bedrooms and bathroom

Second Floor: Two bedrooms | Shower room

Annexe: Sitting room | Dining room | Conservatory | Kitchen | Bedroom | Bathroom

Outside: Gardens and summerhouse

Distances: Exmouth Town Centre 1.6 miles, Exmouth Station 1.5 miles, Exmouth Beach 2 miles
Exeter City Centre 11 miles, M5 (Junction 30) 7 miles
(All distances are approximate)

SITUATION

Exmouth occupies a beautiful location at the mouth of the River Exe Estuary. It is a traditional seaside resort with promenade, Georgian architecture and a busy, bustling town centre with vibrant shopping area. There is a diverse selection of shops, cafés, pubs and restaurants including the River Exe Café. The two mile beach, with it's golden sands, provides excellent opportunities for a variety of water sports including windsurfing and kite surfing and there is a popular marina providing facilities for sailing.

The town has a selection of primary schools and secondary school, as well as several private schools around the area and in Exeter. Golf courses include nearby Woodbury Park and East Devon, Budleigh Salterton.

There are many opportunities locally for walking and cycling, including the Exe Estuary Trail, a 16 mile, mainly flat, cycle and walkway all around the estuary, and there are ferries across the estuary. The Exe Estuary is an Area of Outstanding Natural Beauty and the coastal path starts at 'The Needle' at Orcombe Point, denoting the start of the World Heritage coastline known as the 'Jurassic Coast'. The South West Coast Path leads along the spectacular coastline towards the lovely nearby seaside towns of Budleigh Salterton and Sidmouth, as well as pretty coastal villages such as Branscombe and Beer.

Exmouth benefits from a train station with regular trains to Exeter, via the villages of Lympstone and Topsham. There is easy access to Junction 30 of the M5 motorway, Exeter airport and the university and cathedral city of Exeter itself, where there are stations with mainline connections to London (Paddington and Waterloo).



THE PROPERTY

Mountlands is situated in a residential area on the northern edge of the town. It is an attractive Edwardian style house, set back from the road and enclosed within it's large gardens, and benefiting from spacious family accommodation arranged on three floors. Currently it is divided so that there is a large ground floor, self-contained bungalow annexe to the rear.

The accommodation is beautifully presented with spacious, well proportioned rooms. Off the entrance hall is the large sitting room with bay window on the south side and the dining/family room on the west side, also with open fireplace, bay window and French doors opening to the terrace and gardens. Also from the hall is a door into the fully fitted kitchen/breakfast room with breakfast bar.

On the first floor the principal bedroom has a bay window and fitted wardrobe cupboards and there is a large second bedroom, also with bay window and views across the Exe estuary. There are two further bedrooms on this floor, one of which serves as a study and, on the second floor, two more bedrooms, one with distant views across the town to the sea.

To the side/rear of the house is the large, single storey, self-contained annexe, with large sitting room, kitchen and conservatory with access to the gardens, as well as dining room, bedroom and bathroom.

The entrance driveway leads in beside the house to a parking area and the large, level, lawned gardens are enclosed by high, clipped hedging. French doors from the dining/family room and annexe kitchen open to paved terracing providing outside sitting and dining areas on the west side of the house, and, within the gardens, is a timber summerhouse and timber decked terrace area.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains drainage, gas, electricity and water – water is metered, and property has central heating.

Local Authority: East Devon District Council: 01404 515616

Council Tax: Band F

EPC: D

Directions: What3words ///armed.much.mouth



Approximate Gross Internal Area
313.8 sq.m. (3378 sq.ft.)

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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