



Guide Price £350,000  
58 Brixington Drive, Exmouth, Devon, EX8 4HJ





**A well maintained modern detached bungalow occupying a large prominent corner site with enclosed gardens, garage and driveway parking.**

- **Accessible access to the rear of the property to avoid steps**
- **Spacious dual aspect sitting room & dining area**
- **Modern kitchen**
- **Three well-proportioned bedrooms**
- **Well-appointed shower room/w.c.**
- **Gas central heating & UPVC double glazing**
- **Enclosed private landscaped gardens to three sides with a useful garden room**
- **Garage & driveway parking for two cars**
- **Close to local shops, schools and bus routes**
- **Owned solar PV panels providing a lucrative financial return and some free daytime electricity.**
- **EPC = C**
- **Council Tax = D**

#### **Worth viewing because...**

This well located modern detached bungalow has been much improved by its present owners and occupies a large corner site with enclosed private landscaped gardens to three sides having a useful garden room. There is also a garage with power/light connected and driveway parking for two cars.

#### **In more detail...**

The front door opens into a light and airy hall with a large cupboard. Inner doors then lead to all the rooms including a spacious dual aspect sitting/dining room overlooking the front and side gardens. There is a modern well-equipped kitchen, three well-proportioned bedrooms and a stylish well-appointed shower room/w.c. The second bedroom could equally be used as another reception room as it has patio doors leading out to a raised sun terrace and the rear garden. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. There are landscaped gardens to three sides of the property which have been well designed to provide separate areas as well as much privacy. They are profusely stocked with many colourful shrubs. There is also a useful garden room and garage with power/light connected. In front of the garage is driveway parking for two cars and there is accessible access to the rear of the property to avoid steps.

### **Bear in mind...**

This property has a 'C' rated Energy Performance Certificate benefitting from UPVC double glazing, cavity wall insulation and gas central heating/hot water supplied by an energy efficient condensing combination boiler. The property also has owned solar PV panels providing a lucrative financial return and some free daytime electricity. An early viewing is highly recommended.

### **The coastal town of Exmouth...**

The property is less than a mile and a half from the town centre and seafront. For keen walkers there is access 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 Lymptstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

### **Directional note...**

**What3words:///fancy.prove.verse**

### **Room Sizes**

Sitting/dining room – 5.0m x 3.7m (16'4 x 12'0)

Kitchen - 3.4m x 2.0m (11'3 x 6'6)

Bedroom 1 - 4.2m x 3.3m (13'10 x 10'10)

Bedroom 2 - 3.1m x 3.0m (10'4 x 9'10)

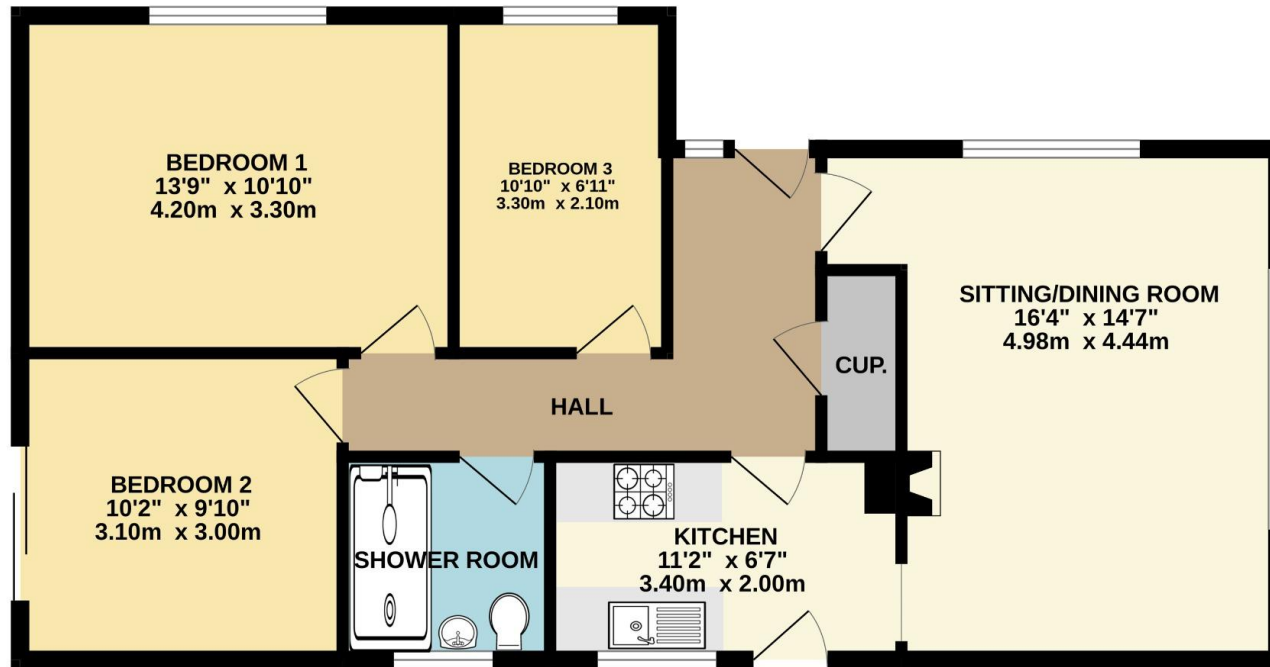
Bedroom 3 - 3.3m x 2.1m (10'10 x 6'10)

Garage – 4.9m x 2.5m (16'0 x 8'2)

**Services** – All mains services are connected.

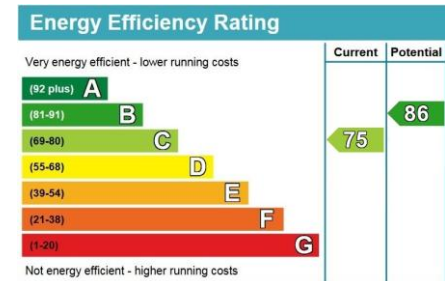


GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

