



£460,000
108 Churchill Road, Exmouth, Devon, EX8 4DU



Well-presented, extended three-bedroom detached home occupying a generous corner plot with far-reaching coastal views, ideally situated for local schools, shops and amenities.

- **Bright front sun room with elevated views across Exmouth and coastline**
- **Sitting room with feature wood-burning stove**
- **Open-plan kitchen breakfast room with bi-fold doors onto rear garden**
- **Modern ground floor shower room**
- **3 bedrooms - two with far-reaching coastal views**
- **Family bathroom**
- **Gas central heating & double glazing**
- **Long driveway providing ample off-road parking for 4-5 vehicles**
- **Garage**
- **Landscaped rear garden with decking, lawn and fire pit seating area**

DESCRIPTION: Occupying a generous corner plot in a highly convenient location, this beautifully presented three-bedroom detached home has been thoughtfully extended to create spacious and versatile family accommodation. The property features a welcoming sitting room with a wood-burning stove, a bright front sun room with coastline views and an impressive open-plan kitchen / breakfast room with bi-fold doors opening onto the rear garden. A modern ground floor shower room adds further practicality. Upstairs, Bedrooms 1 & 3 enjoy far-reaching views across Exmouth towards the estuary, sea and coastline. Outside, a long private driveway provides ample off-road parking and leads to the garage, while the landscaped rear garden is a particular highlight, offering a superb decked entertaining area, lawn and attractive sunken seating area with fire pit. Ideally situated within easy walking distance of local shops, schools, parks and regular bus services, this is a great family home in a convenient location.

LOCATION: The property enjoys a well-positioned location with Brixington Parade close at hand, which offers a range of everyday amenities including a Co-op convenience store, hairdresser, barbers, and two takeaway restaurants. A Tesco Express and The Farm House public house are also within easy reach. The property is ideally situated for families, being approximately equidistant from both Bassetts Farm Primary School and Brixington Primary School, while Exmouth Community College is also within comfortable walking distance.

The property benefits from being on a regular bus route, providing convenient access to Exmouth town centre and the surrounding areas. For those who enjoy the outdoors, both Bassetts Farm Park and Nature Reserve and Brixington Park are within walking distance, offering excellent green spaces for recreation and leisure.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Opaque double glazed entrance door with matching double glazed opaque side panels to the...

ENTRANCE HALL. Covered radiator. Wood flooring. Stairs lead up to the first floor. Coved ceiling. Built-in understairs cupboard. Opening through to...

SITTING ROOM 13' 3" (4.04m) x 10' 11" (3.33m): Feature fireplace with cast iron wood burning stove. Wood flooring. Coved ceiling. Opening through to...

SUN ROOM 10' (3.05m) x 9' 10" (3.00m): Double glazed window to front and to side, all with views across Exmouth and down the coastline towards Babbacombe. Double glazed skylight window. Wood flooring.

From the sitting room there is an archway through to the...

OPEN PLAN KITCHEN / DINING ROOM 17' 8" (5.38m) x 11' (3.35m) & **BREAKFAST AREA** 11' 3" (3.43m) x 4' 11" (1.50m):

Generous room with double glazed window to side and bi-fold double glazed doors to the rear and further double glazed window to the side. Radiator. Wood flooring throughout. Coved ceiling. The kitchen comprises stone effect worktop surfaces with matching upstands and tiled splashback. Inset ceramic hob. Inset stainless steel one and a half bowl sink with drainer and mixer tap. Built-in oven. Cupboards and drawers under. Space for washing machine and fridge freezer. Integrated dishwasher. Matching wall mounted cupboards. Stainless steel cooker hood with underlighting. Door to...

SHOWER ROOM 6' 5" (1.96m) x 4' 11" (1.50m): Walk-in shower cubicle in full tiled surround, with tiled floor, rain head style shower and hand-held shower. WC. Wash hand basin with mixer tap and cupboard under. Walls in full tiled surround. Tiled floor. Two opaque double glazed windows to the rear.

FIRST FLOOR

LANDING. Double glazed window to the side. Hatch to roof. Coved ceiling. Solid wood doors to...

BEDROOM 1 13' 7" (4.14m) x 10' (3.05m): Double glazed window to the front with some Estuary views, out across Exmouth, out to sea and down the coastline towards Babbacombe. Coved ceiling. Radiator.



BEDROOM 2 11' (3.35m) x 10' (3.05m): Double glazed window to rear with views over the garden. Coved ceiling. Radiator. Built-in cupboard housing the gas fired combi boiler.

BEDROOM 3 10' 5" (3.17m) x 7' 8" (2.34m): Double glazed window to front with some Estuary views, out across Exmouth, out to sea and down the coastline towards Babbacombe. Built-in double cupboard over the head of the stairs. Radiator.

BATHROOM 7' 8" (2.34m) x 7' 7" (2.31m): Modern white suite comprising timber panelled bath in full tiled surround with electric shower and mixer bath tap. Pedestal wash hand basin with mixer tap. Low level WC. Opaque double glazed window to rear and to side. Wood effect flooring. Chrome rung radiator. Extractor fan.

OUTSIDE: To the front of the property is a **LONG PRIVATE DRIVEWAY** with an additional parking space which leads up the side of the house to the **GARAGE** 18' (5.49m) x 9' (2.74m) with window to side, power and light. The front garden has some mature planted shrubs and hedge border.

The generous **REAR GARDEN** is a particular feature of the house as it occupies a large corner plot offering an excellent balance of entertaining space, lawn and established planting. A spacious raised decked terrace provides the perfect setting for al fresco dining and entertaining, while a central stepped pathway leads to an attractive sunken seating area with a fire pit, creating a wonderful space to relax with family and friends. The lawn is complemented by mature shrubs, trees and well-stocked borders that provide colour and year-round interest.

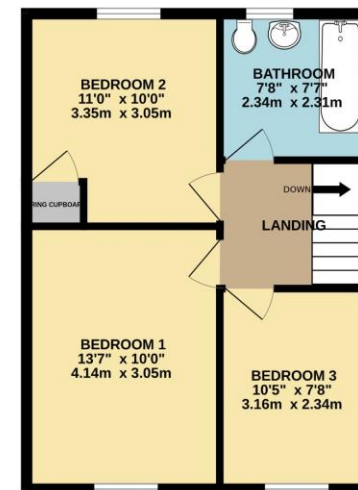
TENURE: Freehold **WHAT3WORDS:** ///luck.lend.desire

COUNCIL TAX BAND: D - £2577.27 **SERVICES:** All mains services are connected.

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75

TOTAL FLOOR AREA: 1051 sq.ft. (97.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

