



11 CARBERRY AVENUE

Exmouth, Devon





A BEAUTIFULLY PRESENTED FAMILY HOME

In a sought-after Exmouth location.

Summary of accommodation

Ground Floor: Sitting room | Living room | Dining room/bedroom | Breakfast room | Kitchen | Utility | Shower room

First Floor: Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Outside: Garage | Gardens

Distances: Exmouth town centre 1.0 miles, Exmouth station 1.0 miles (32 minutes to Exeter St. David's)
M5 Junction 30 6.8 miles, Exeter Airport 8.6 miles (1 hour to London City Airport), Exeter city centre 9.6 miles,
Exeter St. David's station 11.0 miles (2 hours to London Paddington) (All distances and times are approximate)

Local Authority: East Devon District Council

Council Tax band: F

Tenure: Freehold

EPC Rating: C

Guide price: £925,000

LOCATION

The property is located in a sought-after position, just a mile from Exmouth town centre and within easy reach of the area's beautiful beaches, and the River Exe estuary.

Exmouth enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. The town 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, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. 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 access nearby 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 Lypstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.

The Cathedral City of Exeter is only nine miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

THE PROPERTY

11 Carberry Avenue is a beautifully presented detached family home, set in a sought-after residential position in Exmouth, with views across the River Exe estuary. The property provides three bedrooms and light, airy and flexible living accommodation with elegant, understated styling and décor throughout.





The ground floor provides four comfortable reception rooms, with the heart of the home being the open-plan kitchen and breakfast room. The kitchen itself has sleek contemporary units, a central island and integrated appliances, including an oven and an induction hob with an extractor hood. A squared archway adjoins the breakfast room, with its stunning ceiling lantern skylight and dual aspect, including sliding glass doors opening onto the gardens, which afford those splendid views towards the estuary.

Further reception rooms include the generous sitting room with its log-burner, as well as the additional sitting room, both of which benefit from sliding glass doors welcoming plenty of natural light and connecting to the rear gardens. Additionally, there is a dining room at the front of the ground floor, which could be used as a guest bedroom if required.

Upstairs, the landing leads to three well-proportioned double bedrooms, one of which benefits from an en suite shower room. All three bedrooms feature extensive fitted mirrored wardrobes, providing plenty of storage space. The first floor has a family bathroom, with a shower room available on the ground level, off the entrance hall.



GARDEN & GROUNDS

At the front of the property, the driveway provides parking for several vehicles, as well as access to the integrated garage for storage and workshop space. There is a raised gravel bed at the front with various shrubs, while the gardens to the rear benefit from a sunny southwest-facing aspect and views across the River Exe. Within the garden there are numerous useful sheds. There is a patio area at the back of the house, accessible via the sitting room and breakfast room, with steps leading to gravel terracing with well-stocked border beds. Beyond the gravel terracing there is an area of lawn, followed by a second gravel terrace area and a delightful pond, plus a further seating area. The gardens are bordered at the end by established hedgerows, with the views extending beyond the adjacent field and towards the estuary, around 200 yards distant.

PROPERTY INFORMATION

Services: Mains water, drainage & electricity. Gas-fired central heating.

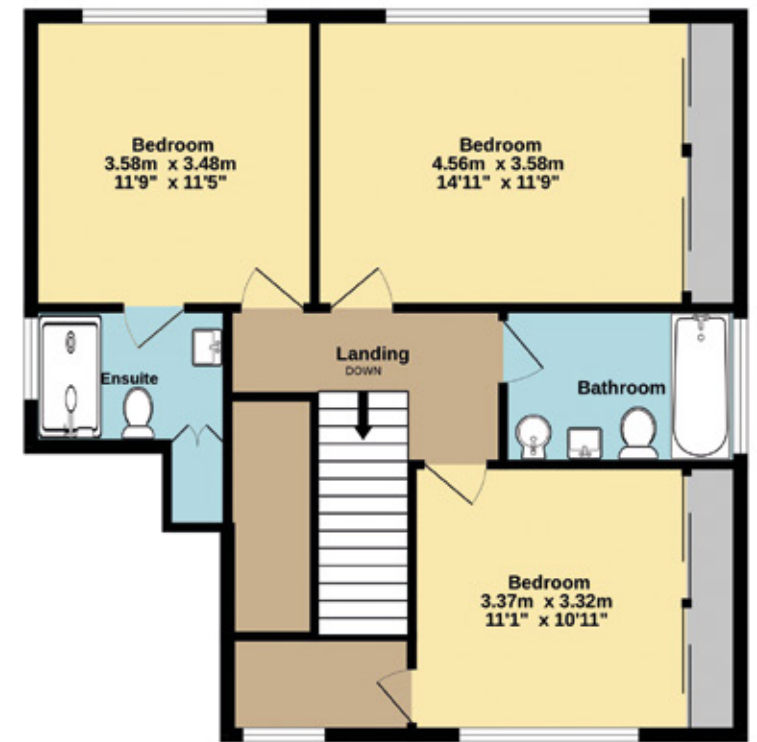
Directions: Postcode EX8 3EH / [what3words///rinse.having.album](#)



Ground Floor
125.3 sq.m. (1349 sq.ft.) approx.



1st Floor
69.7 sq.m. (750 sq.ft.) approx.



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

Approximate Gross Internal Area
195.0 sq m (2099 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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