26A Littleham Road

STAGS

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Exmouth, Devon, EX8 2QH

Exmouth seafront (1.5 Miles), Exmouth train station (1.8 miles), Exmouth town centre (1.5 miles), M5 Junction 30 (8.2 miles)

A well presented 5 bedroom detached family home with driveway parking and a good sized South facing garden.

- Only 1.5 miles to the seafront
- Impressive open plan living
- South facing garden with large patio
- Close to town centre
- Council Tax band: E
- 5 bedrooms and two bathrooms
- Two further reception rooms
- Partially converted garage
- Down stairs W.C
- Freehold

Guide Price £625,000

SITUATION

Littleham Road is situated within close proximity of The Broadway and The Avenues area of Exmouth. Local amenities include a nearby Co-Op supermarket and regular bus services between Exeter and Exmouth. The town offers a wide range of shops, including a Marks & Spencer Foodhall, along with a modern sports centre, indoor swimming pool, and a railway station with direct connections to Exeter. The seafront boasts around two miles of sandy beach, offering opportunities for sailing, paddleboarding, kite surfing and coastal walks along the South West Coast Path.

The cathedral city of Exeter is an easy commute to the west and offers a comprehensive range of shopping, dining, cultural and educational facilities. Exeter provides mainline rail links on both the Paddington and Waterloo lines, access to the M5 at Junction 30, and Exeter International Airport for both domestic and international travel.

DESCRIPTION

A well presented and spacious family home located approximately 1.5 miles from the sea front with a South facing garden. On the ground floor the accommodation includes an open plan sitting/dining room leading through to the kitchen, there are 2 further reception rooms and a downstairs W.C, whilst in the first floor are 5 bedrooms including an ensuite and a family bathroom.

ACCOMMODATION

From the driveway the front door opens into a hallway where there is a useful entrance porch, a downstairs W.C and a staircase rising to the first floor. The hall continues straight ahead and leads into a kitchen fitted with a range of base, wall and drawer units with a gas Rangemaster for cooking, a sink over looking the garden and an integral dishwasher. The kitchen opens into a dining area with a window looking over the garden and leads onto a sitting area with a wood burner and French doors opening into the garden. Leading off are double doors to a sitting room with feature fire and there is another door in to a study or playroom giving an really good overall living space.

On the first floor leading off the landing are 5 bedrooms including a master with ensuite and there is a family bathroom fitted with a panel bath, separate shower cubicle and W.C

OUTSIDE

To the front is a paved driveway providing parking for a number of cars and there is a timber summer house located in the corner. The garage has been extended and converted into a very useful gym/utility room with sliding door into the garden at the rear with the garage door being retained at the front and proving access into a smaller garage storage space.

The garden to the rear is laid mainly to lawn and benefits from a Southerly aspect with a large patio running the width of the house and there is a garden shed.

SERVICES

Current Council Tax: E
Utilities: Mains electric, gas and water
Drainage: Mains
Heating: Gas central heating and a wood burner.
Tenure: Freehold
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone network available (Ofcom)

DIRECTIONS

What three words: ///stones.august.dizzy

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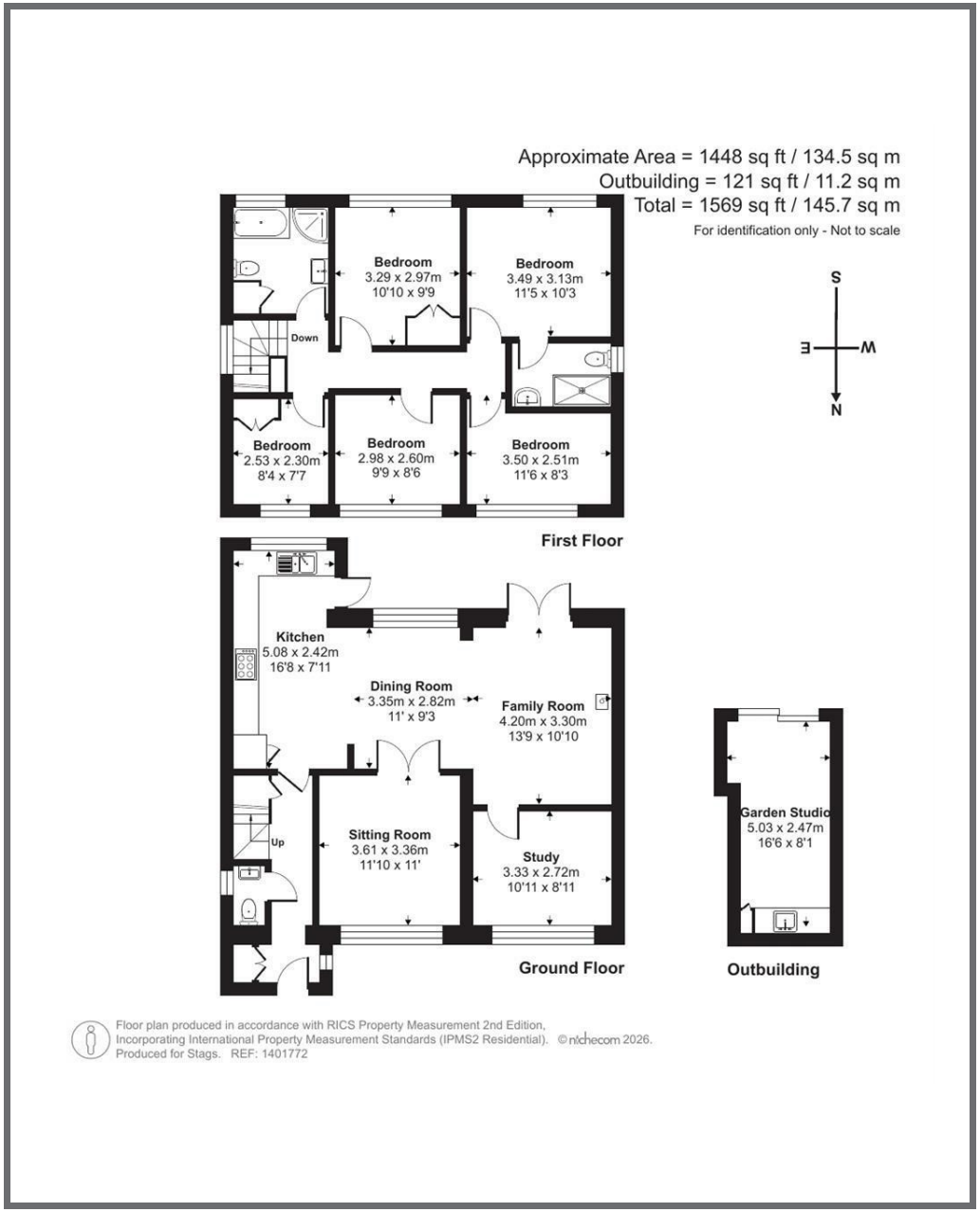

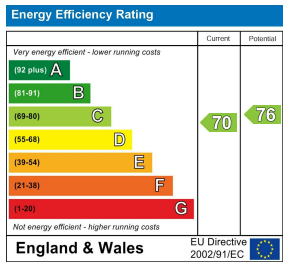

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