



£380,000

56 Littleham Road, Exmouth, Devon, EX8 2QJ







**Immaculately presented three-bedroom detached family home, ideally located close to local amenities, schools, and bus routes**

- **Spacious sitting/dining room**
- **Kitchen breakfast room with built-in appliances**
- **Sun room**
- **Ground floor cloakroom**
- **3 First floor bedrooms - Main bedroom with built-in wardrobes**
- **Family bathroom**
- **Gas central heating & double glazing**
- **Driveway providing off-road parking for several vehicles**
- **Garage**
- **Beautifully landscaped rear garden with summerhouse**

**DESCRIPTION:** An immaculately presented detached family home offering well-proportioned accommodation throughout, including a spacious sitting/dining room that flows into a bright sunroom overlooking the rear garden, creating an excellent space for both relaxing and entertaining. The modern kitchen/breakfast room is well-equipped with integrated appliances and a breakfast bar, perfect for everyday living.

Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a private driveway providing ample off-road parking for several vehicles and access to a garage. The beautifully landscaped rear garden is a particular feature, with patio areas, a well-maintained lawn, established borders, and an attractive summerhouse.

Presented to a high standard throughout and conveniently located for local amenities, schools, and transport links, this is an excellent opportunity to acquire a lovely family home.

**LOCATION:** Littleham is a well-established residential area on the eastern side of Exmouth, benefitting from a range of everyday facilities including local shops, primary school, pub and takeaways, with Exmouth Community College and a Tesco Superstore also within walking distance. Regular bus services provide straightforward access to the town centre and seafront. Littleham is ideally positioned for access to the coast and surrounding countryside and is particularly well placed for the popular cycle route to Budleigh Salterton. This traffic-free path follows a former railway line, offering a level and scenic route for cyclists and walkers alike.

**The accommodation comprises (all measurements are approximate):-**

#### **GROUND FLOOR**

Opaque double glazed entrance door to...

**HALLWAY.** Opaque double glazed window to front. Stairs leading up to the first floor. Wood effect flooring. Built-in understairs cupboard. Radiator. Doors lead off to...

**CLOAKROOM** 6' 2" (1.88m) x 2' 9" (0.84m): Low level WC. Wash hand basin in tiled splashback with cupboard under. Opaque window to side. Chrome runged radiator. Laminate tiled floor.

**SITTING / DINING ROOM** 16' 6" (5.03m) x 12' 2" (3.71m): Double glazed window to rear and double glazed double doors leading out into the Sunroom. Laminate wood flooring. Coved ceiling. Radiator.

**SUNROOM** 13' 1" (3.99m) x 9' 3" (2.82m): Double glazed windows to three sides and a double glazed sliding door leading out to the rear. Tiled floor. Polycarbonate glazed roof.

**KITCHEN BREAKFAST ROOM** 15' 4" (4.67m) x 9' 7" (2.92m): Modern fitted kitchen comprising wood effect worktop surfaces with matching upstands. Inset one and a half bowl sink with drainer and mixer tap. Five ring gas stainless steel AEG hob with stainless steel splashback. Stainless steel Neff extractor hood. Painted cupboard and drawers under with integrated slimline dishwasher, washing machine and fridge freezer. Built-in Bosch oven and microwave oven. Matching wall mounted cupboards. Downlighters throughout. Leaded double glazed window to front. Opaque leaded double glazed door to side. Laminate wood flooring. Radiator. Matching breakfast bar with space for stools with some matching glass fronted display cabinets above and wine rack.

## FIRST FLOOR

**LANDING.** Radiator. Doors lead off to...

**BEDROOM 1** 14' 5" (4.39m) x 9' 10" (3.00m): Double glazed window to rear with views over the garden. Coved ceiling. Radiator. Three built-in double wardrobes with cupboards above.

**BEDROOM 2** 9' 10" (3.00m) x 9' 10" (3.00m): Leaded double glazed window to front. Built-in wardrobe. Radiator.

**BEDROOM 3** 9' 10" (3.00m) x 7' 7" (2.31m): Leaded double glazed window to side. Radiator. Hatch to roof.

**BATHROOM** 6' 8" (2.03m) x 6' 2" (1.88m): Modern white suite comprising panelled bath with mixer bath tap and built-in twin headed shower above with split-fold glass screen in full tiled surround. Low level WC. Wash hand basin with mixer tap. Walls in full tiled surround. Mirrored medicine cabinet which is back-lit. Leaded double glazed window to front. Laminate tiled floor. Chrome runged radiator. Downlighters. Built-in over the stair's cupboard housing shelving and an electric heater.





## OUTSIDE

To the front of the property is a private driveway providing **AMPLE PARKING** for several vehicles providing access to the **GARAGE** with power and light. At the rear of the garage there is a pedestrian door providing access to the rear garden.

The rear garden is a particular feature of the property, having been thoughtfully landscaped by the present owners. A generous paved patio adjoins the house, providing an ideal space for outdoor dining and entertaining, and leads onto a beautifully maintained lawn bordered by well-stocked and colourful shrub beds. To the rear, a further patio area gives access to the **SUMMERHOUSE** measuring 11' 3" (3.43m) x 11' 7" (3.53m), complete with power and light. In addition, there is a recently installed potting shed positioned to the side of the sunroom. The garden is not only attractive but also productive, with a variety of soft fruits including blackcurrants and raspberries, along with established apple trees, and a cherry and plum tree, creating a wonderful and versatile outdoor space.

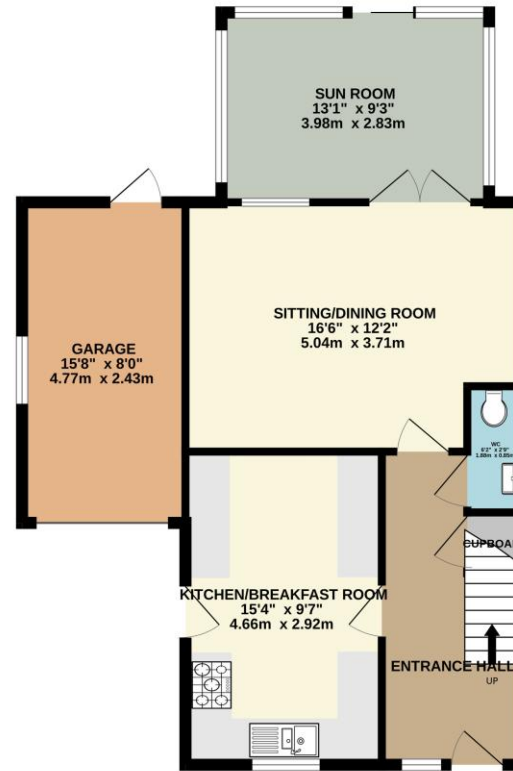
**WHAT3WORDS:** ///undulation.factories.baking

**DIRECTIONS:** The property is located approximately 1.5 miles from the town centre. From the town centre proceed along Rolle Street/Rolle Road. At the roundabout, take the first exit onto Salterton Road/B3178. Follow this road for just over a mile, at the second set of traffic lights turn right onto Littleham Road and this property will then be found further along on the right-hand side.

**TENURE:** Freehold

**COUNCIL TAX:** Band D

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

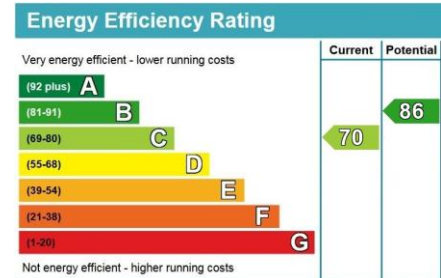


1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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.

