



£595,000

66 Masey Road, Exmouth, Devon, EX8 4AR





**A beautifully presented, extended and comprehensively upgraded four-bedroom detached family home offering spacious accommodation arranged over three floors, enjoying estuary views from the upper floors and ideally situated close to local schools and bus routes.**

- **Open-plan kitchen/dining room & Separate utility room**
- **Sitting room**
- **Ground floor cloakroom**
- **Four double bedrooms**
- **Principal suite with an exceptionally large luxury en-suite**
- **Second en-suite shower room and beautifully appointed family bathroom**
- **Delightful estuary views from the first and second floors**
- **Gas central heating & Double glazing**
- **Detached garden room**
- **Landscaped rear garden with covered seating area and covered Jacuzzi enclosure**
- **Front paved patio area**
- **Private driveway providing off-road parking for two vehicles**

**DESCRIPTION:** Extended and comprehensively refurbished by the current owners, this impressive detached home offers stylish and versatile accommodation arranged over three floors. At its heart is a superb open-plan kitchen/dining room, complemented by a separate utility and sitting room with wood burner. The former garage has been converted to provide a versatile ground floor bedroom, ideal for guests or a home office (Please note this room does not have planning or building regs). Upstairs are four further bedrooms, including a superb principal suite with an exceptionally spacious luxury en-suite, a second en-suite and a beautifully appointed family bathroom. Estuary views can be enjoyed from the first and second floors. The landscaped gardens have been designed for entertaining, featuring terraces, a covered seating area, covered Jacuzzi enclosure and a detached garden room, while driveway parking completes this lovely family home.

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

#### **GROUND FLOOR**

Open fronted entrance porch with brick archway. Solid wood door leading to the...  
**HALLWAY.** Two double glazed windows to the front. Stairs lead up to the first floor. Radiator. Half height panelled walls. Solid wood flooring. Built-in under stairs cupboard. Door to...

#### **OPEN PLAN KITCHEN / DINING ROOM:**

**DINING AREA** 19' 2" (5.84m) x 11' 5" (3.48m): Opaque double glazed window to side. Double glazed, double doors leading out onto the rear garden. Solid wood flooring throughout. Raised breakfast bar. Radiator. Coved ceiling. Ceiling speakers. Coved ceiling. Cupboard housing the gas fired boiler. Stone effect worktop surface with cupboards under and wall mounted shelving.

**KITCHEN AREA** 10' 3" (3.12m) x 9' 2" (2.79m): Modern fitted kitchen with quartz worktop surfaces with exposed brickwork behind. One and a half bowl under-counter stainless steel sink with mixer tap. Inset Neff induction four place hob with central undercounter extractor.

Cupboards and drawers under with two built-in AEG ovens. Integrated dishwasher. Bin unit. Downlighters. Double glazed window to rear and to side. Matching wall mounted cupboards with under lighting.

**UTILITY** 10' 6" (3.20m) x 7' 2" (2.18m): Double glazed window to rear. Opaque double glazed window to rear and to side. Wood effect worktop surface in tiled surround. Inset stainless steel sink with mixer tap. Cupboard under. Space for washing machine. Radiator. Further worktop surface to the side of which is space for an American style fridge freezer. Wall mounted cupboards. Solid wood flooring. Downlighters. Door to...

**CLOAKROOM** 4' 6" (1.37m) x 3' 2" (0.97m): Double glazed window to rear. Fully tiled walls. Solid wood flooring. Enclosed flush W.C. Wash hand basin with mixer tap and cupboard under.

**SITTING ROOM** 14' 5" (4.39m) x 12' 5" (3.78m): Double glazed bay window to front. Double glazed window to side. Feature cast iron woodburner. Coved ceiling. Ceiling speakers. Wood flooring.

## FIRST FLOOR

**LANDING.** Generous landing space with a double glazed window to the front. Radiator. Stairs lead up to the second floor. Coved ceiling. Doors lead off to...

**BEDROOM 1** 11' 7" (3.53m) x 11' 4" (3.45m): Panelled walls. Built-in double wardrobe. Double glazed window to side. Radiator. Opaque double doors to the...

**EN-SUITE SHOWER ROOM** 10' 3" (3.12m) x 10' 3" (3.12m): An impressive large room with two double glazed windows to the rear and a Velux window. Downlighters. Walls in full tiled surround. Twin wash hand basin with mixer taps on a stone vanity worktop with cupboards under and space for a table seat. Enclosed flush low level W.C. Large walk-in shower cubicle with twin head shower with glass screen. Fully tiled floor. Runged radiator.

**BEDROOM 2** 15' 1" (4.60m) x 9' 8" (2.95m): Double glazed window to the front. Panelled walls. Radiator. Stairs lead up to an attic room with a space-saver staircase (which doesn't have building regs). Door to...

**EN-SUITE SHOWER ROOM.** White suite comprising walk-in shower cubicle with built-in electric shower with glass screen in full tiled surround. Walls in full tiled surround. Tiled floor. Enclosed flush low level W.C. Wash hand basin with mixer tap and cupboard under. Opaque double glazed window to rear. Extractor fan.

**BEDROOM 3** 14' 5" (4.39m) x 11' 7" (3.53m): Double glazed bay window to front. Double glazed window to side with estuary views and across to the Haldon hills. Triple fitted wardrobe. Radiator. Coved ceiling.

**BATHROOM** 8' 1" (2.46m) x 7' 8" (2.34m): Free standing bath with gold mixer shower tap. Enclosed flush low level W.C. Wash hand basin with gold mixer tap with cupboard under. Walls in full black and gold marble effect tiled surround. Vanity mirror. Matching tiled floor. Walk-in shower cubicle with matching tiled surround with built-in rain head shower unit, shelf and glass screen. Double glazed window to rear. Downlighters. Extractor fan. Runged radiator.

## SECOND FLOOR

**BEDROOM 4** 14' (4.27m) x 13' 4" (4.06m): Double glazed Velux window to the side. Double glazed window to the rear. Double glazed window to the other side with amazing views across the estuary and out towards the Haldon hills. Built-in eaves storage. Radiator.

**OUTSIDE:** Private driveway providing **PARKING FOR TWO VEHICLES.** From here steps lead up to the entrance and to a front paved patio with fence enclosure, enjoying the afternoon and evening sun.



**REAR GARDEN.** Immediately adjoining the kitchen/dining room is a spacious paved patio, providing an ideal setting for outdoor dining and entertaining, with side access leading to the front of the property. Steps rise to a further paved terrace before continuing to a level lawned garden.

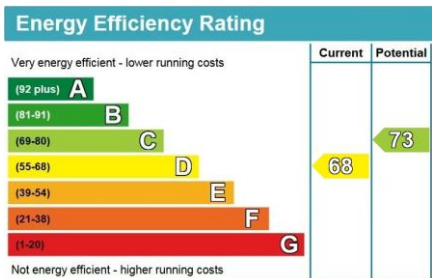
To the rear of the garden is an impressive covered outdoor seating area, perfect for year-round use, alongside a covered Jacuzzi enclosure with double glazed windows, creating a private space to unwind in all seasons. In addition, there is a versatile detached garden room with double glazed doors and windows, currently offering excellent potential as a further bedroom. The garden has been thoughtfully arranged to provide a variety of seating, entertaining and recreational areas, making it a fantastic extension of the living accommodation.

**GARAGE / BEDROOM 5** 14' 5" (4.39m) x 9' 3" (2.82m): The garage has been converted, which is currently used for an additional bedroom. (Please note this room does not have planning or building regs). Double glazed door to outside. Corner shower cubicle with electric shower. Wood flooring. Built-in double wardrobe.

**DIRECTIONS:** Leave Exmouth town centre along Rolle Street / Rolle Road. Take the first exit at the roundabout onto Salterton Road/B3178. Follow this road for one mile going straight ahead at the first set of traffic lights. Then turn left at the next set of traffic lights onto Bradham Lane. After about 0.4 of a mile turn right onto Holland Road and then take the second right into Masey Road, continue to the top of the hill and follow the road around to the left and the property will be found on the right hand side. **WHAT3WORDS:** ///daisy.unit.trace

**COUNCIL TAX:** Band D - £2577.27

**TENURE:** Freehold. **SERVICES:** All mains services are connected



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 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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### 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.

