



**£895,000**  
20 Seafield Avenue, Exmouth, Devon, EX8 3NJ



**Detached family home arranged over three levels in a sought-after cul-de-sac with views towards the Exe Estuary and Haldon Hills and backing onto the National Trust Farmland.**

- **Sitting Room**
- **Open-plan kitchen / dining room**
- **Conservatory**
- **Ground floor Cloakroom**
- **5 Bedrooms** master with a dressing area
- **Family bathroom, Shower room & Second floor bathroom**
- **Gas central heating & Double glazing**
- **Large plot with lawned front garden**
- **Landscaped rear garden**
- **Private driveway**
- **Garage & Storeroom**

**LOCATION:** Situated within a highly favoured cul-de-sac, Seafield Avenue is a particularly desirable residential location, noted for its predominantly detached family homes and a peaceful, established setting. The property backs directly onto National Trust land, enjoying attractive open views towards the Exe Estuary and the Haldon Hills, providing a wonderful sense of space and privacy.

The location offers easy access to the Exe Estuary cycle path, with its renowned coastal and riverside walks, cycling routes and recreational opportunities. A Co-op convenience store is within comfortable walking distance for day-to-day needs, while the property also benefits from being on a regular bus route, offering convenient links to Exmouth and Exeter.

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

#### **GROUND FLOOR**

**ENTRANCE** Leaded double glazed entrance door with matching side panels and a further double-glazed matching window to the side.

**ENTRANCE LOBBY** Tiled floor. Timber-clad ceiling. Opaque double-glazed door and matching side window to...

**HALLWAY** Generous hallway with built-in under stairs cupboards. Radiator. Solid wood flooring. Stairs leading up to the first floor. Doors leading off to the sitting room and dining room.

**SITTING ROOM** 20' 3" (6.17m) x 12' 10" (3.91m): Leaded double-glazed window to the front. Coved ceiling. Feature fireplace with marble hearth. Two radiators. Double glazed sliding doors leading into the conservatory. Additional door leading through to the dining room.

#### **CONSERVATORY** 11' 5" (3.48m) x 8' 9" (2.67m):

Double glazed windows to the side and to the rear. Double glazed sliding patio doors leading out onto the rear garden.

**DINING ROOM** 17' 8" (5.38m) x 10' 4" (3.15m): Open plan through to the kitchen. Double glazed window to the side. Double glazed sliding patio doors leading out to the rear. Worktop with cupboards and drawers under. Solid wood flooring. Glass fronted display cabinets. Radiator. Solid wood flooring. Opening leads through to the kitchen. A central island unit with a brick pillar leads you through to the kitchen area.

**KITCHEN** 20' 1" (6.12m) x 8' 7" (2.62m): Roll edge worktop surfaces in tiled splash back. Double bowl inset sink with drainer and mixer tap. Four ring electric hob. Cupboards and drawers under with space for fridge freezer, washing machine and dishwasher. Built-in double oven. Downlighters. Double glazed window to the rear and to either side. Tiled floor. Radiator. Additional opaque double-glazed window and door leading to the outside. Door to inner lobby. Doors leading of to...

**CLOAKROOM** 4' 4" (1.32m) x 2' 5" (0.74m): White suite with low level WC. Wash hand basin with mixer tap. Walls in full tiled surround. Tiled floor. Opaque double-glazed window to the side. Chromed runged radiator. Door leading through to the garage.

## FIRST FLOOR

**LANDING** Split landing. To one side a generous landing space with a leaded double-glazed window to the front with estuary views. 2 radiators. Stairs lead up to the second floor. Double glazed door to the rear. Coved ceiling. Door to...

**BEDROOM 1** 20' 9" (6.32m) x 11' 5" (3.48m): Generous room with leaded double-glazed window to the front with estuary views. Double glazed window to the rear with views over the estuary, Lympstone Manor and surrounding fields. Coved ceiling. Fitted wardrobes and dressing table 2 radiators.

**BATHROOM** 7' 10" (2.39m) x 5' 7" (1.7m): Corner bath in full tiled surround with mixer tap. Low level WC. Wash hand basin with cupboard under in tiled surround with mixer tap. Coved ceiling. Opaque double-glazed window to the rear. Fitted electric shower over the bath. Chromed rung electric radiator.

**BEDROOM 3** 12' 6" (3.81m) x 8' 8" (2.64m): Leaded double-glazed window to the front with some estuary views. Fitted double wardrobe. Coved ceiling. Radiator.

**BEDROOM 5 / STUDY** 8' 8" (2.64m) x 7' 10" (2.39m): Double glazed window to the rear. Built-in airing cupboard housing the gas fired boiler. Coved ceiling. Radiator.

**SHOWER ROOM** 4' 5" (1.35m) x 4' 4" (1.32m): White suite comprising corner shower cubicle with a built-in twin headed electric shower. Low level WC. Wash hand basin with mixer taps and cupboard under. Walls in full tiled surround. Opaque double-glazed window to the side. Wood effect flooring. Radiator.

## SECOND FLOOR

Large double glazed Velux window. Hatch to roof. Doors lead off to...

**BEDROOM 2** 15' 2" (4.62m) x 14' 4" (4.37m): Double glazed window to the front and to the side both with estuary and sea views. Double glazed velux window to the rear overlooking Lympstone Manor and the estuary. Eve storage space. Built-in wardrobe. Radiator.

**BEDROOM 4** 11' 8" (3.56m) x 9' (2.74m): Double glazed window to the side. Fitted wardrobe. Radiator.

**BATHROOM** 7' 10" (2.39m) x 5' 3" (1.60m): Panelled bath in tiled surround with mixer shower tap and glass screen. Low level WC. Pedestal wash hand basin in tiled surround. Opaque double glazed window to the rear. Radiator.



**GARAGE** 16' 9" (5.11m) x 8' 7" (2.62m):

Double glazed window to the side. Up and over door. Power and light.

## OUTSIDE

To the front of the property is a brick paved **PRIVATE DRIVEWAY** with a five-bar gate providing parking and turning space and access to the garage.

The front enjoys a lawned area with a central monkey puzzle tree and well planted borders. There is also access via the side of the property to the rear. Accessed from the kitchen or the conservatory/dining room you will find a decked area and paved patio with a few steps leading down onto a further paved patio and onto a level lawned fence enclosed garden. The **REAR GARDEN** is a particular feature of the house, very well stocked and maintained by the present owner. The lawned garden leads into a private Mediterranean style garden with a greenhouse, gravelled seating areas with an excellent degree of privacy while enjoying the afternoon and evening sun.

To the side of the house is an additional **STORE ROOM** 13' (3.96m) x 8' (2.44m) with a door to the front and window and door to the rear.

Power and light.

**DIRECTIONS:** Upon entry to Exmouth on the A376 pass the petrol station on the right at the junction with Courtlands Lane, continue along and Seafield Avenue is the next turning on the right hand side. The property can be found towards the end of the cul-de-sac on the right hand side.

**WHAT3WORDS:** ///organ.ruled.study

**TENURE:** Freehold

**COUNCIL TAX BAND:** F - £3515.73

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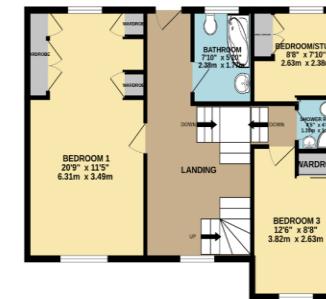
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GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2136 sq.ft. (198.4 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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