



Guide Price £385,000
2 Keverel Road, Exmouth, Devon, EX8 3JB





An extended detached bungalow in a quiet sought after location convenient for the town centre and other amenities.

- Enclosed entrance porch and dining hallway
- Spacious sitting room and garden room
- Modern kitchen with a built-in electric oven & gas hob
- Separate utility room and cloakroom
- Two good size bedrooms
- Well appointed shower room/w.c.
- Gas central heating & UPVC double glazing
- Attractive gardens, garage and driveway parking
- Highly desirable location
- No chain
- EPC = D
- Council Tax = D

Worth viewing because...

This well located extended modern detached bungalow is well presented throughout offering flexible and versatile accommodation on the level. There are private gardens to three sides of the property with a large summerhouse and composite decking. The bungalow offers ample driveway parking and a garage.

In more detail...

An enclosed entrance porch leads to a light and airy dining hallway with an inner hallway leading to two good size bedrooms and a well-appointed shower room/w.c. From the dining hallway access is also enjoyed to the sitting room and a modern kitchen. The kitchen offers a comprehensive range of modern units incorporating a gas hob and electric fan assisted double oven/grill. A door then leads to a separate utility room having a door out to the rear garden and a useful cloakroom. The sitting room is of a generous size with a living flame gas fire and doors leading to a heated garden room with an outside door. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. The gardens are private and to three sides of the bungalow incorporating a substantial timber summerhouse with composite decking. To the front is a driveway leading to a garage with power/light connected and a courtesy door to the rear garden.

Bear in mind...

Keverel Road is a small cul-de-sac situated off Phillipps Avenue in a great location not too far from the town centre, shops, schools and bus routes. The bungalow occupies a level site and is being sold with no onward chain. An early viewing is highly recommended.

The coastal town of Exmouth...

The property is less than a mile and a half from the town centre and seafront. For keen walkers there is access 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 Lymptstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Directional note...

What3words:///rods.count.riches

Room Sizes

Dining Hallway 11' 2" (3.40m) x 10' 2" (3.10m):

Kitchen 11' 11" (3.63m) x 7' 5" (2.26m):

Utility Room 5' 11" (1.80m) x 5' 1" (1.55m):

W.C. 7' 2" (2.18m) x 3' 6" (1.07m):

Sitting Room 15' 11" (4.85m) x 11' 5" (3.48m):

Garden Room 13' 5" (4.09m) x 10' (3.05m):

Bedroom 1 13' 10" (4.22m) x 10' 8" (3.25m):

Bedroom 2 10' 2" (3.10m) x 9' 11" (3.02m):

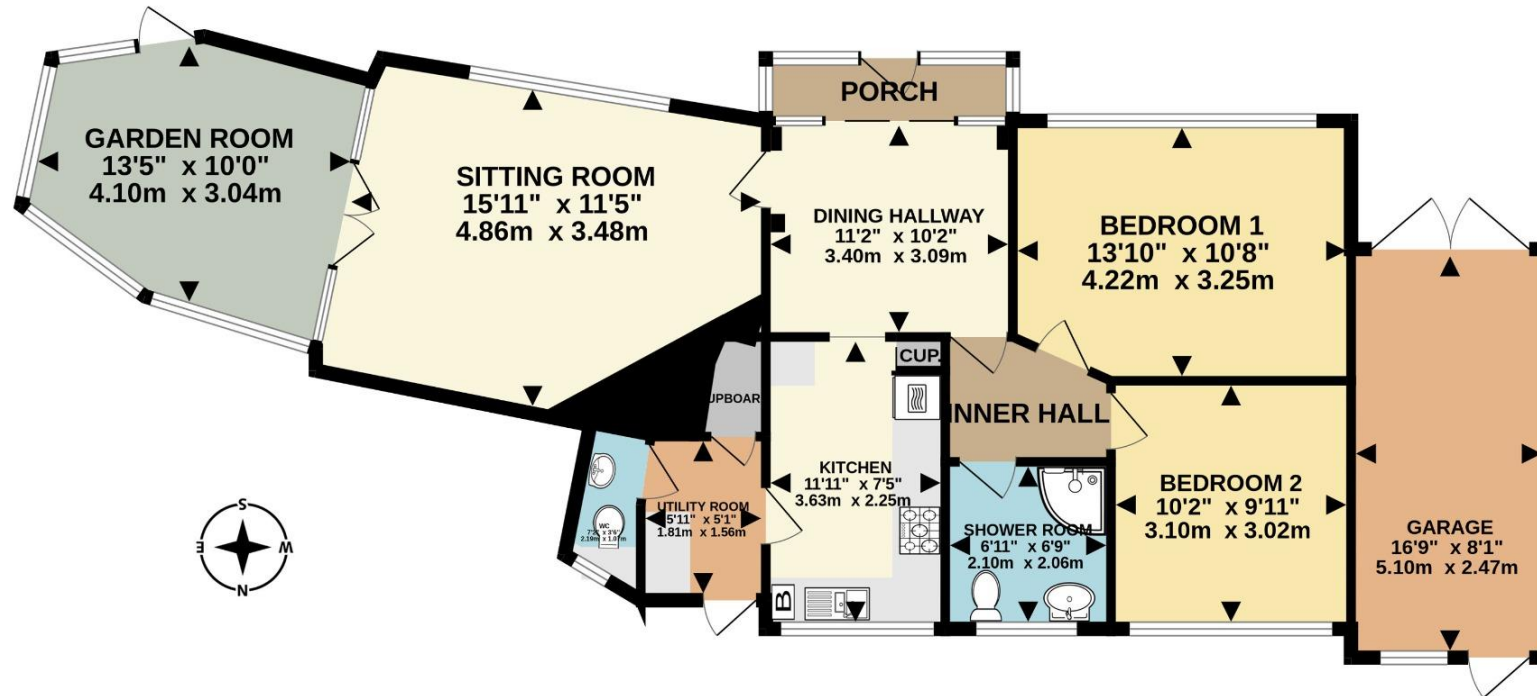
Garage 16' 9" (5.11m) x 8' 1" (2.46m):

Services – All mains services are connected.

Council Tax: Band D - £2577.27



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	75

Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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.

