



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

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3 Esplanade, Exmouth, EX81BQ

GUIDE PRICE

£700,000

TENURE Freehold



A Rare Opportunity To Purchase A Period Terraced Residence Located Along Exmouth Seafront, Enjoying Spectacular Uninterrupted Sea And Coastline Views, Offered For Sale With No Ongoing Chain

Entrance Vestibule And Reception Hall * Lounge * Separate Dining Room
Kitchen * Rear Lobby Area * Ground Floor Wc * Four Bedrooms * Bathroom
Separate Cloakroom/Wc * Gas Central Heating * Upvc Double Glazed
Windows * Enclosed Rear Garden * Large Garage

3 Esplanade, Exmouth, EX8 1BQ

A rare opportunity has arisen to purchase a substantial four bedroom period home located along Exmouth seafront with amazing uninterrupted sea and coastline views. Having been in the family since the 1970's the property is now offered for sale with no ongoing chain and provides a stunning waterside family home. The property offers bright, spacious and well cared for accommodation with the added advantage of a large garage, located to the rear of the property. Properties in this location rarely come onto the market, therefore an inspection is highly recommended.

THE ACCOMMODATION COMPRISES: Double front door with patterned window inset, giving access to:

ENTRANCE VESTIBULE: With feature mosaic tiled floor, dado rail, cornice ceiling, inner solid wood glazed door with patterned glass to:

RECEPTION HALL: Radiator, dado rail, cornice ceiling, picture rail, staircase rising to first floor with useful understairs cupboard beneath.

LOUNGE: 4.88m x 4.7m (16'0" x 15'5") maximum measurement into wall recesses and uPVC double glazed sash style bay window to front aspect gaining views to the sea, estuary and coastline beyond. A most elegant room with marble fireplace, picture rail, cornice ceiling, TV point, telephone point, radiator.

DINING ROOM: 4.75m x 3.86m (15'7" x 12'8") maximum. Wooden fire surround with gas fire, storage and glass frosted cabinet in wall recess, plate rack, radiator, serving hatch to kitchen, uPVC double glazed sash style windows to rear aspect.

KITCHEN: 3.89m x 2.67m (12'9" x 8'9") Fitted range of patterned worktops with matching splashback and tiled surrounds over, cupboards, drawer units, integrated dishwasher beneath worktops, inset double bowl single drainer sink unit with mixer tap, Classic Deluxe Rangemaster cooker with stainless steel back, with Rangemaster extractor hood over with light, wall mounted cupboards with built-in microwave, radiator, uPVC double glazed window, walk-in larder cupboard with part tiled walls, shelving and uPVC double glazed window with patterned glass, door to:

REAR UTILITY AREA: Fitted worktop with cupboards and appliance space beneath, tiled surround, shelving. **WALK-IN STORAGE CUPBOARD:** uPVC double glazed window. **CLOAKROOM/WC:** uPVC double glazed door giving access to the rear garden.

FIRST FLOOR SPLIT-LEVEL LANDING: Fitted cupboard, double glazed velux window allowing an abundance of light, high-level boarded storage cupboard, walk-in linen cupboard with electric heater, slatted shelving and light, staircase rising to second floor.

BEDROOM 1: 5.08m x 3.78m (16'8" x 12'5") A superb main bedroom, maximum measurement to wall recess and uPVC double glazed window fitted with sash style windows overlooking the front aspect gaining amazing uninterrupted sea, estuary and coastline views. Vanity style wash hand basin set into wall recess with tiled surrounds, fitted mirror and storage cupboard over, radiator, picture rail.

BEDROOM 2 AND SHOWER ROOM AREA: 4.75m x 3.89m (15'7" x 12'9") Incorporating a **shower room area** fitted with a corner shower cubicle, with curved shower splash screen doors and Mira shower unit, vanity wash hand basin with fitted mirror and light shaver over, tiling to splash prone areas, radiator, uPVC double glazed sash style window to rear aspect. The bedroom area has built-in open wardrobe with adjoining dressing table, bedside tables with matching headboard, radiator.

BEDROOM 3: 2.57m x 1.98m (8'5" x 6'6") With radiator, uPVC double glazed sash style window to front aspect again enjoying uninterrupted views to the sea, estuary and coastline beyond, picture rail.

BATHROOM: 2.67m x 1.73m (8'9" x 5'8") Bath with shower attachment, pedestal wash hand basin, light shaver socket, cupboard housing Worcester gas boiler for hot water and central heating, radiator, fully tiled walls, uPVC double glazed sash style window with frosted glass.

SEPARATE CLOAKROOM/WC: Fitted with WC with push button flush, uPVC double glazed window with patterned glass.

SECOND FLOOR LANDING AREA: Door to:

BEDROOM 4: 3.86m x 2.59m (12'8" x 8'6") Pedestal wash hand basin with tiled surround, fitted mirror and light shaver socket over, radiator, access to rear loft space, uPVC double glazed sash style window to rear aspect.

OUTSIDE: To the front of the property is an attractive garden enclosure with patio and flowerbed. To the rear of the property is an enclosed garden with full length flowerbed, gate giving rear pedestrian access and a personal door from the garden to the GARAGE.

GARAGE: 8.04m x 2.85m (26'4" x 9'4") With electric up and over door, power and light connected, vehicular access from St. Andrews Road, also fitted with worktop with plumbing for automatic washing machine and cupboards under, cold water tap.

AGENTS NOTE: Pilot Cottage is located directly behind this property and would provide an excellent 2nd home/income potential.

https://www.rightmove.co.uk/properties/172947095#/?channel=RES_BUY

SEPARATE FLOOR PLAN: