



Guide Price £400,000
9 Iona Avenue, Exmouth, Devon, EX8 3JQ



An attractive 1920's detached house with a large rear garden in need of some modernisation.

- **Sitting room with a front aspect bay window**
- **Separate dining room**
- **Kitchen with a walk-in pantry**
- **Three well-proportioned bedrooms**
- **First floor bathroom/w.c.**
- **Conservatory & outside w.c.**
- **Economy 7 electric night storage heating**
- **Part UPVC double glazing**
- **Large private rear garden with a useful workshop/shed**
- **Potential to create off street parking**
- **Convenient and sought after location**
- **No chain**
- **EPC = G**
- **Council Tax = D**

Worth viewing because...

This attractive detached house has been in the same family ownership over three generations since it was built in 1929 and this is the first time it has come to the market. The property requires modernisation and offers much potential for extending and creating off street parking subject to any necessary planning permission. To the rear of the house is a large private rear garden.

In more detail...

The property offers a traditional layout with an enclosed entrance porch providing access to a light and airy reception hall with a staircase rising to the first floor. Doors then lead to a sitting room with a front aspect bay window and separate dining room. Both these reception rooms have open fireplaces and from the dining room a sliding door leads to the kitchen which has a walk-in pantry. On the first floor there are three well proportioned bedrooms and a bathroom/w.c. Other features include Economy 7 electric night storage heating and part UPVC double glazing. Externally there are established level gardens to both the front and rear. The rear garden is a generous size and incorporates lawn, shrubs, soft fruit trees and a vegetable area. There is also a useful timber garden workshop/shed. Immediately adjoining the rear of the property is a conservatory and outside w.c.

The coastal town of Exmouth...

The property is situated approximately 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 Lymstone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports 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...

Bear in mind...

Recent work to the house includes the repointing of the outside brickwork and the roof has been replaced in recent years. This is an ideal opportunity for anyone wanting to modernise and possibly extend an older detached house with a large garden in a great location convenient for local schools, bus routes and the Co-operative Food convenience store along Exeter Road. An ideal family home.

Directional note...

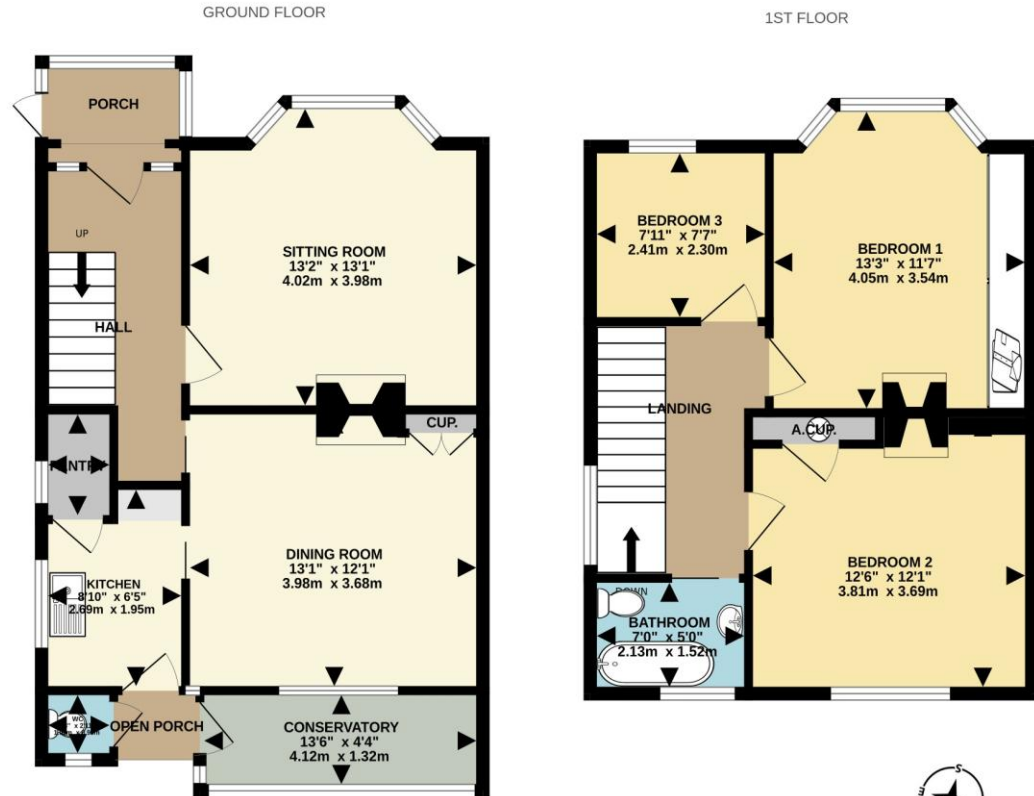
What3words:///task.couches.cherry



Room sizes

Porch: 1.76m max x 1.81m
 Reception Hall: 3.98m max x 1.96m
 Sitting Room: 3.98m into the bay x 4.02m
 Dining Room: 3.98m x 3.68m
 Kitchen: 2.69m max x 1.95m
 Conservatory: 4.12m x 1.32m
 Outside w.c.: 1.00m x 0.90m
 Landing: 3.00m x 2.19m including the stairs
 Bedroom 1: 4.06m into the bay x 3.57m max
 Bedroom 2: 3.81m x 3.33m
 Bedroom 3: 2.41m x 2.31m
 Bathroom/w.c.: 2.19m x 1.71m
 Workshop/shed: 3.00m x 2.43m

Services: All mains services are connected



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		65
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		

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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.