



£850,000

13 Mudbank Lane, Exmouth, Devon, EX8 3EG





**Beautiful 4 Bedroom town House with superb views out towards the Exe Estuary and Haldon Hills.**

- **Open plan Kitchen/Dining Room fitted with integrated appliances**
- **Ground Floor Cloakroom**
- **Sitting Room with patio doors leading out onto a large balcony with views across the Estuary**
- **4 Bedrooms - Master with En-Suite and views over the Estuary**
- **2 Family Bathrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Level lawned garden to the rear**
- **Large Garage and driveway parking for two cars**

**DESCRIPTION:** This exceptional four-bedroom townhouse, built in 2018 to a high specification, offers breathtaking views across the Exe Estuary. Beautifully designed, the property features a first-floor living room with access to a spacious balcony, as well as driveway parking and an integral garage. Forming part of an exclusive development of contemporary, high-quality homes on the banks of the River Exe, the property enjoys uninterrupted west-facing

views towards the estuary and Haldon Hills. These stunning views can be appreciated from both the main living area and the principal bedroom. Extending to over 1,700 sq ft, the accommodation is generously proportioned and immaculately presented throughout. The home offers four double bedrooms, including a principal bedroom with en-suite, along with two additional family bathrooms. The first-floor sitting room opens onto a large balcony, perfectly positioned to take in the exceptional views. Further benefits include a spacious garage, driveway parking for two vehicles, and a rear garden laid to lawn.

**SITUATION:** Mudbank Lane is a peaceful and highly sought-after address, ideally positioned within walking distance of Exmouth town centre and the train station. Set along the scenic Exe Estuary Trail, the property enjoys a prime frontline position with uninterrupted west-facing views across the River Exe estuary, providing a spectacular and ever-changing coastal backdrop. Outdoor pursuits can be enjoyed directly from the doorstep, with the renowned estuary cycle path offering picturesque routes towards Exeter to the west and Budleigh Salterton to the east. The surrounding coastline and countryside provide abundant opportunities for walking, cycling, and waterside recreation.

Exmouth itself is a vibrant and popular coastal town, famed for its three miles of golden sandy beaches and a wide range of leisure activities including sailing, boating and water sports. The town offers an excellent selection of shops, restaurants, cafés and everyday amenities, including an M&S Foodhall, schools, a modern sports centre and swimming pool.

Despite its tranquil seaside setting, Exmouth is conveniently located just twelve miles from the Cathedral City of Exeter, easily accessible by both road and rail.

Exeter provides a comprehensive range of shopping, dining and cultural attractions, along with an intercity railway station, international airport and direct access to the M5 motorway, making this an ideal location for those seeking a coastal lifestyle with excellent connectivity.

**ACCOMMODATION:** A welcoming entrance door opens into a spacious hallway, leading through to the rear where you'll find a superb open-plan kitchen/dining room. This space is fitted with a range of integrated appliances, centred around a stylish breakfast island, with French doors opening out to the garden. From the hallway, there is access to the integral garage, a ground floor W.C., and stairs rising to the upper floors.

To the front of the property is an impressive sitting room featuring parquet-style flooring and enjoying beautiful views across the estuary towards the Haldon Hills. Floor-to-ceiling windows and patio doors open onto a generous balcony, ideal for outdoor dining, with stunning views along the Exe Estuary towards Exmouth. Also on this level is a double bedroom overlooking the rear garden, along with a bathroom fitted with a panel bath, low-level W.C., and wash hand basin. Stairs continue to the top floor, where there are three further bedrooms, including a principal bedroom with en-suite facilities and lovely estuary views from a Juliet balcony. An additional family bathroom serves the other two bedrooms.

**OUTSIDE:** To the rear, a patio extends from the kitchen, leading to a lawned garden enclosed by fencing. To the front, a driveway provides off-road parking for two vehicles and leads to the garage.



**GROUND FLOOR:**

**KITCHEN/DINING ROOM** 17' 2" (5.23m) x 13' 5" (4.09m):

**CLOAKROOM** 6' 9" (2.06m) x 3' 1" (0.94m):

**FIRST FLOOR:**

**SITTING ROOM** 17' 2" (5.23m) x 11' 10" (3.61m):

**BALCONY** 17' 2" (5.23m) x 7' 11" (2.41m):

**BEDROOM 2** 13' 5" (4.09m) x 11' 1" (3.38m):

**BATHROOM** 13' 5" (4.09m) x 6' 9" (2.06m):

**SECOND FLOOR:**

**BEDROOM 1** 11' 10" (3.61m) x 11' 6" (3.51m):

**EN-SUITE** 11' 10" (3.61m) x 5' 8" (1.73m):

**BEDROOM 3** 13' 5" (4.09m) x 8' 4" (2.54m):

**BEDROOM 4** 10' 9" (3.28m) x 8' 10" (2.69m):

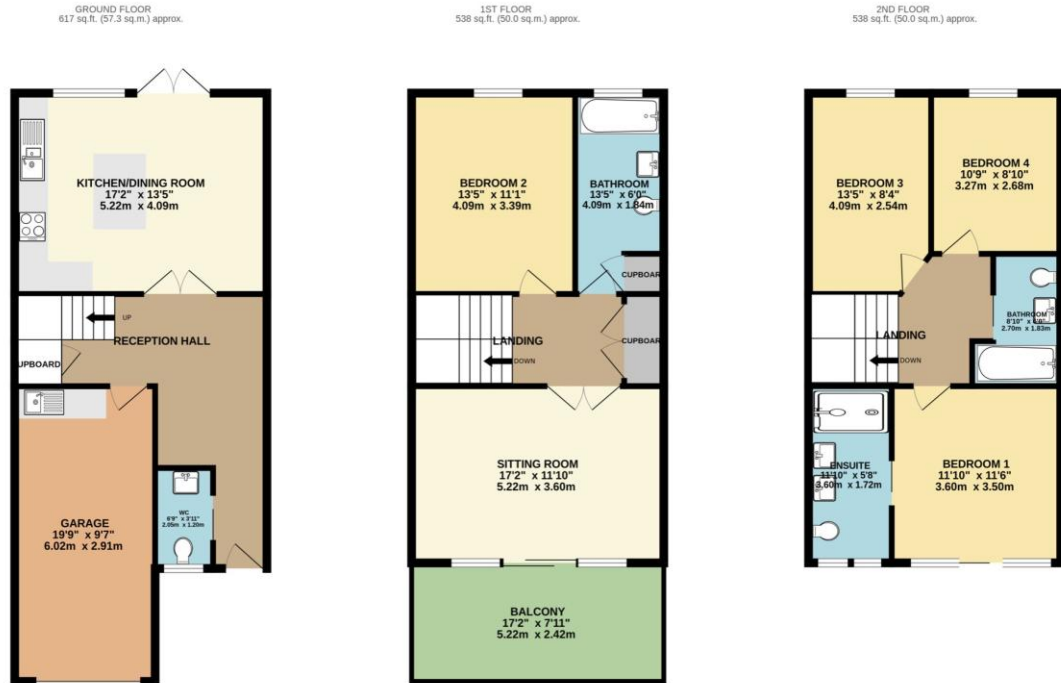
**FAMILY BATHROOM** 8' 10" (2.69m) x 6' (1.83m):

**GARAGE** 19' 9" (6.02m) x 9' 7" (2.92m)

**TENURE:** Freehold

**MAINTENANCE CHARGES:** £220.00 Per Annum

**COUNCIL TAX:** Band F - £3,722.73



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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.  
 Made with Metropix ©2026



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.

