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26 Pound Lane, Exmouth, EX8 4NW

Guide Price £320,000

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An attractive three-bedroom end-of-terrace 1950s property, which has been recently modernised throughout by the current occupants. Pound Lane is ideally positioned for families, with a number of well-regarded local schools and childcare facilities within easy reach. The location also provides easy access to the wider amenities of Exmouth, including a good range of shops, cafés, and restaurants, whilst the town's beautiful seafront and sandy beach are readily accessible.

A pedestrian gate provides access to the well-landscaped front garden, with a paved pathway leading to the front door, sheltered beneath a storm porch. The well-proportioned accommodation briefly comprises an entrance hallway with two useful storage cupboards and stairs rising to the first floor.

The modern kitchen has been recently fitted and includes a range of shaker-style white-fronted cupboards and drawers at both base and eye level, complemented by wooden work surfaces. There is attractive tiled flooring and a range of modern integrated appliances, whilst still allowing additional space for further appliances.

Leading from the kitchen is a useful utility/shower room, fitted with a stylish white suite. The room also houses the boiler and provides appliance space for a washing machine and tumble dryer, with a work surface above.

The living/dining room is a spacious and light-filled dual-aspect room, with the dining area providing ample space for a large family dining table and chairs. This flows through to the living area, which offers plenty of space for lounge furniture and family life.

On the first floor are three good-sized bedrooms, with the main double bedroom being particularly generous in size. The family bathroom is also an excellent size and is fitted with a modern white suite, together with a useful storage cupboard. On the second floor is a loft room with Velux window, which is currently used as a bedroom and can comfortably accommodate a double bed.

To the outside, the rear garden is generous in size and has been thoughtfully landscaped to provide a versatile outdoor space, ideal for both entertaining and family life. The garden features a central lawn bordered by gravelled and paved areas, together with attractive raised flower beds.

A paved pathway leads through the garden to a raised seating area and covered pergola, providing an excellent space for outdoor entertaining. To the far end is a useful timber storage shed, whilst the enclosed garden provides a good degree of privacy and enjoys plenty of sunlight throughout the day.

AGENTS NOTE This property may be subject to Section 157 of the Housing Act meaning that the purchaser must have lived and worked in Devon for the last three years. Further information on this can be discussed with East Devon District Council on 01395 516551

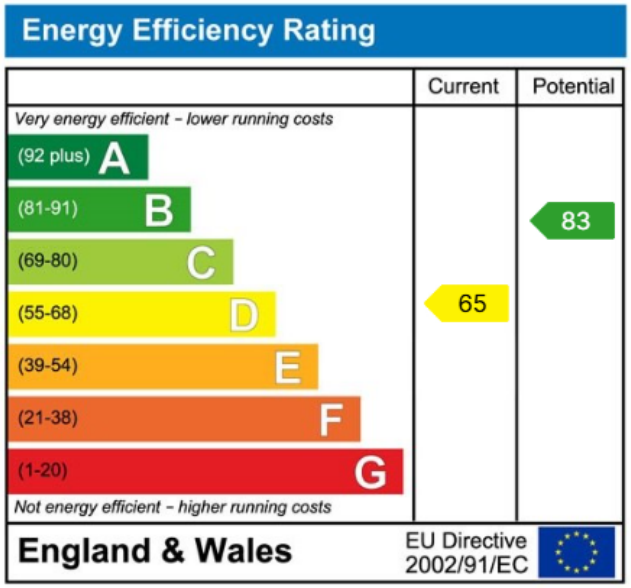






- Attractive three-bedroom end-of-terrace property
- Spacious dual-aspect living/dining room
- Useful utility/shower room
- Additional loft room with Velux window
- Covered pergola and raised seating area
- Recently modernised throughout
- Modern shaker-style fitted kitchen
- Three good-sized first-floor bedrooms
- Generous, landscaped rear garden
- Convenient family location close to schools and amenities





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