

**Guide Price £375,000**

**18 Greenhill Avenue, Exmouth, EX8 2LQ**



- Renovated & Immaculate House, Handy For Town Centre • Landscaped, Southerly Facing Rear Garden
- Gas Central Heating (New Boiler April 2025), Double Glazing • Dual Aspect Living / Dining Room With Solid Oak Flooring • Kitchen / Breakfast Room (Installed May 2026) With Appliances • 3 First Floor Bedrooms & Luxurious Bathroom Including Roll Top Bath • Original 1930's External & Internal Doors • Driveway For 3 Cars, NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to, 1930's hardwood front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage area. Radiator. Exposed, hardwood Oak flooring. Smoke alarm. Wooden door leading to:

#### Living / Dining Room 21'8" (6.6m) x 13'4" (4.06m) Max

Dual aspect having uPVC double glazed French doors leading to rear garden and uPVC double glazed window to front. 2 radiators. Exposed hardwood Oak flooring, Wooden door leading to:

#### Kitchen / Breakfast Room 21'8" (6.6m) x 7'6" (2.29m)

Dual aspect having uPVC double glazed French doors leading to garden and 3uPVC double glazed windows to side. Fitted in May 2026, there is a good range of cupboard and drawer storage units with work surfaces and matching up stands. Stainless steel single bowl sink with drainer unit and mixer tap. Built - in 4 ring induction hob with electric oven below. Integrated dishwasher. The built-in washing machine in situ is included in the sale. The freestanding fridge / freezer in situ is included in the sale. Installed in April 2025, there is a concealed, gas fired, Combi boiler that supplies the central heating and domestic hot water. Fitted catflap.

### First Floor

#### Landing

Staircase, with brand new fitted carpet (July 2026). UPVC double glazed window to front. Access to loft storage space. Smoke alarm. Useful half landing storage cupboard. Doors leading to:

#### Bedroom 1 10'10" (3.3m) To Wardrobe x 10'9" (3.28m)

uPVC double glazed window to rear. Range of built-in wardrobes to 1 wall with hanging rails and shelving. Radiator.

#### Bedroom 2 10'8" (3.25m) x 9'11" (3.02m)

uPVC double glazed window to front. Radiator. Wooden flooring.

#### Bedroom 3

uPVC double glazed windows to side. Brand new fitted carpet (July 2026)



### **Bathroom 10'9" (3.28m) x 7'11" (2.41m)**

Fitted in April 2025 is this luxurious 3 piece bathroom suite with separate shower area. Obscure uPVC double glazed window to rear. Featuring rolltop, claw foot bath with mixer tap and shower attachment, concealed cistern WC and double vanity wash hand basin with two mixer taps. Shower area including thermostatically controlled Rainfall Waterhead and tiling to ceiling height. Fully tiled floor. Heated towel rail. Inset ceiling lights. Automatic ambient night lights.

### **Externally**

To the front of the property is driveway that provides off road parking for 3 motor vehicles for side-by-side parking. Outside gas meter box. Timber panel and brick wall boundaries.

### **Southerly Facing Rear Garden**

Another feature of this property is the good sized, level and landscaped Rear Garden, consisting of a large Flagstone patio area immediately adjacent to the property, with a further raised decking area, both being ideal for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid to lawn and planted to provide year round interest and colour, including Fruit cane and vegetable growing opportunities. There's a further good sized area to side of the property, accessed via a one and a half sized timber garden gates, which allows access for the storage of trailers, motorbikes, boats etc. Outside water tap. Subject to any planning permissions, the property could be extended to the side if needed. Recently installed timber panelled fenced boundaries to either side. Front pedestrian access via those gates.

### **Tenure**

The property is FREEHOLD

### **Services**

All main services are connected. The property is on a water meter. Council tax band C.

### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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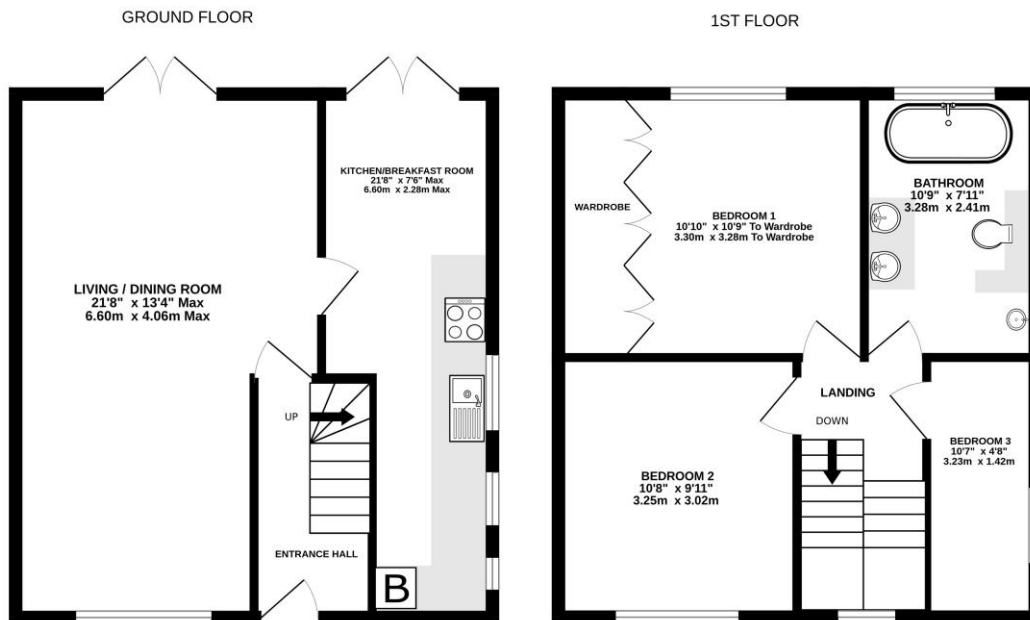
### **Agents Note**

These are draft particulars and are awaiting vendors verification

01395 222350

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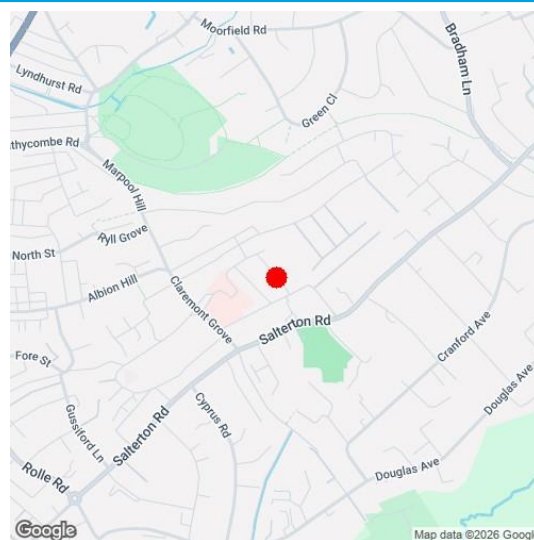
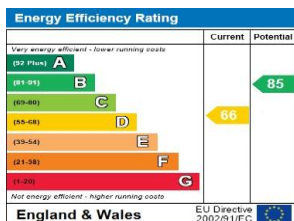


GREENHILL AVENUE

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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### Directions

From our prominent Town Centre office, proceed up Rolle Street to the mini roundabout, turning left onto Salterton Road. At the traffic lights, turn left onto Claremont Lane. Immediately after the next traffic lights, turn right onto Phear Avenue and right again onto Turner Avenue. Turn left and then right into Greenhill Avenue. The property will be found on the right hand side clearly identified by our for sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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