



£450,000  
76 St Andrews Road, Exmouth, Devon, EX8 1AS





**Beautifully presented and recently renovated Victorian town house offering up to date accomodation, within walking distance of the seafront and town centre.**

**Sitting Room  
Dining Room/Bedroom 4  
Kitchen/ Breakfast Room, Utility Room  
Ground and First Floor Cloakrooms  
3 Bedrooms  
Family Bathroom.**

**Rear Garden/Parking  
Gas Central Heating. Double Glazing**

**No onward chain**

**SITUATION:** The property is superbly located with the beach just minutes away. Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

**The accommodation comprises (all measurements are approximate):-**

#### **GROUND FLOOR**

Opaque double glazed entrance door with a matching top panel to the...

**HALLWAY** Quarry patterned tiled floor. Radiator. Understairs recessed cloaks area with a radiator. Stairs leading upto the first floor. Doors leading off to...

#### **SITTING ROOM**

15' 6" (4.72m) x 12' 3" (3.73m): Double glazed bay window to the front with fitted shutters. Coved ceiling. Two Radiators.

#### **DINING ROOM / BEDROOM 4**

12' 10" (3.91m) x 12' 3" (3.73m): Double glazed window to the rear. Radiator.

#### **CLOAKROOM**

6' 2" (1.88m) x 2' 10" (0.86m): Opaque double glazed window to side. Low level WC. Wash hand basin with mixer tap in tiled splashback. Radiator. Tiled floor.

#### **KITCHEN BREAKFAST ROOM**

19' 6" (5.94m) x 9' 6" (2.90m): Two double glazed windows to the side. The kitchen has been recently re-fitted with solid wood worktop surfaces with matching upstands and tiled splashback. Inset one and a half bowl sink with drainer and mixer tap. Fitted induction four ring Bosch hob. Grey gloss fronted cupboards and drawers under with integrated dishwasher, fridge and freezer. Wall mounted cupboard concealing the gas fired combi boiler. Further fitted storage with a built-in oven and microwave. Downlighters throughout. Wood effect flooring throughout. Radiator. Glazed door with step down into the...

#### **UTILITY**

10' 2" (3.10m) x 5' 6" (1.68m): Double glazed window to rear. Double glazed opaque door to side. Tiled floor. Worktop surface with space underneath for washing machine and drier. Radiator.

#### **FIRST FLOOR**

**LANDING:** Double glazed window to side. Two radiators. Doors to...

#### **BEDROOM 1**

15' 6" (4.72m) x 15' (4.57m): Large room with a double glazed bay window to the front with shutters. Radiator. Stairs lead up from this room to the attic area which could make a fantastic dressing room (subject to the necessary consents)

#### **BEDROOM 2**

12' 10" (3.91m) x 12' 3" (3.73m): Double glazed window to the rear. Radiator.

#### **BEDROOM 3**

9' 6" (2.90m) x 8' 3" (2.51m): Double glazed window to the rear. Radiator.

#### **BATHROOM**

10' 1" (3.07m) x 6' 2" (1.88m): Modern white suite comprising panelled bath with mixer tap in tiled surround. Enclosed flush low level WC. Wash hand basin with mixer tap and cupboards under. Oversized fully tiled corner shower cubicle with built-in twin headed shower. Mirrored medicine cabinet. Extractor fan. Downlighters. Chrome runged radiator. Tiled floor. Opaque double glazed window to the side.



## WC

6' 2" (1.88m) x 2' 10" (0.86m): Opaque double glazed window to the side. White low level WC. Enclosed wash hand basin with mixer tap. Tiled floor. Radiator. Hatch to roof.

## OUTSIDE

To the front of the property is a wall enclosed courtyard garden providing access to the front door.

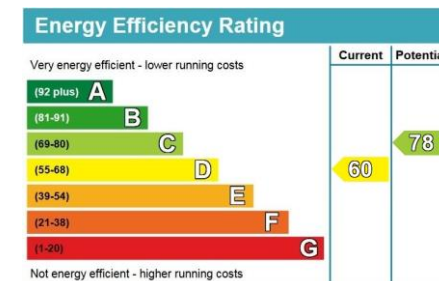
The REAR GARDEN is currently used for PARKING with a remote controlled electric roller door leading out onto the service road behind. The garden gets the afternoon and evening sun and could be used as garden space and / or parking.

**WHAT3WORDS:** ///tolls.plums.turned

**DIRECTIONS:** On entering Exmouth from Exeter on the A376, head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then second right into St Andrews Road.

**COUNCIL TAX BAND:** D - £2212.63

**TENURE:** Freehold



Telephone:  
01395 265530  
Email:  
exmouth@hallandscott.co.uk  
Website:  
[www.hallandscott.co.uk](http://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.

