



Guide Price £540,000

27b Drakes Avenue, Exmouth, Devon, EX8 4AD



01395 265530





**An attractive modern detached house situated in a quiet tucked away location.**

- \* **Fine River Exe estuary views**
- \* **Impressive size reception hall, stairs and galleried landing**
  - \* **Spacious sitting room and ground floor cloakroom**
  - \* **Separate dining room and study**
- \* **Modern kitchen with built-in appliances and utility room**
- \* **Four good size bedrooms – one en-suite bathroom/wc**
  - \* **Well-appointed shower room/wc**
  - \* **Gas central heating and double glazing**
- \* **Double garage and driveway parking for four cars.**

This attractive and spacious modern detached house is one of two similar properties set back off Drakes Avenue down a small shared driveway. To the front of the property is a driveway and turning area with space for four cars leading to a double garage having power/light connected as well as an electric vehicular door. The rear garden is another fine feature being enclosed and enjoying a good degree of privacy as well as fine views across Exmouth to the River Exe estuary and Haldon Hills in the distance. The rear garden is mainly laid to lawn and bordered by mature trees with a raised patio area laid to timber decking from which further estuary views can be enjoyed. The house has the great advantage of a particularly large reception hall with a staircase rising to a first floor galleried landing. On the ground floor doors lead to a generous size sitting room with connecting doors leading to the dining room. There is also a separate study, cloakroom and beautifully fitted modern kitchen having a range of built-in appliances including a dishwasher, fridge/freezer, fan-assisted double oven/grill and a five-ring gas hob. An archway then leads through to the utility room which houses the gas fired boiler providing domestic hot water and central heating. A door then leads from the utility room to the outside. On the first floor there are four good size bedrooms with the main bedroom having a modern fully tiled en-suite bathroom/wc. There is also a well-appointed fully tiled family shower room/wc and the bedrooms to the rear of the house enjoy distant River Exe estuary views.

## LOCATION

The property is less than two miles from Exmouth seafront and town centre alike, with all local amenities close-by. 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 Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports 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.

### RECEPTION HALL

13' 1" x 10' 6" (4.00m x 3.21m) max. measurements

### SITTING ROOM

17' 6" max. x 13' 0" (5.33m x 3.96m)

### DINING ROOM

14' 4" x 11' 6" (4.37m x 3.51m)

### STUDY

10' 7" x 7' 9" (3.23m x 2.36m)

### KITCHEN

14' 5" x 7' 8" (4.39m x 2.34m)

### UTILITY ROOM

7' 8" x 5' 9" (2.34m x 1.75m)

### GALLERIED LANDING

14' 7" x 9' 9" (4.44m x 2.97m) max. measurements  
(including stairs area)

### BEDROOM 1

14' 5" x 11' 7" (4.39m x 3.53m)

### EN-SUITE BATHROOM/W.C.

9' 0" x 5' 5" (2.75m x 1.65m)

### BEDROOM 2

13' 0" x 11' 5" (3.96m x 3.48m)

### BEDROOM 3

11' 6" x 7' 6" (3.51m x 2.29m)

### BEDROOM 4

10' 7" x 7' 9" (3.23m x 2.36m)

### SHOWER ROOM/W.C.

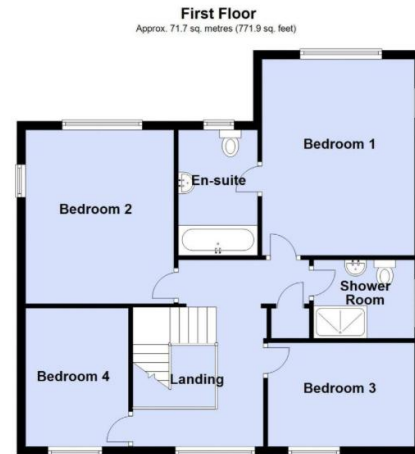
7' 8" x 6' 6" (2.33m x 1.98m)

### DOUBLE GARAGE

17' 8" x 16' 1" (5.38m x 4.90m)







**175.3 Sq Metres (1887.2 Sq Ft)**

## SERVICES

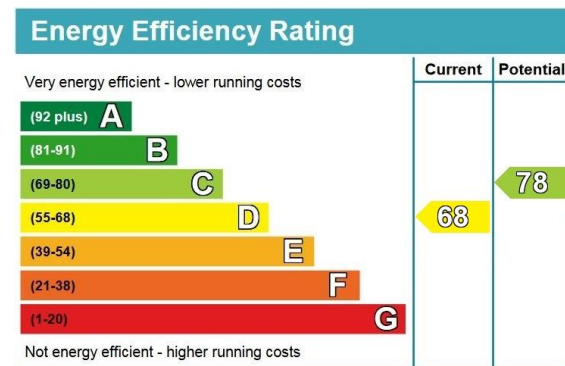
All mains services are connected

**TENURE:** Freehold

**COUNCIL TAX BAND G**

## DIRECTIONS

Leave Exmouth town centre along Rolle Street/Rolle Road and at the roundabout take the first exit onto Salterton Road. Continue along Salterton Road over both sets of traffic lights and then turn left onto Drakes Avenue. Follow this road as it bears around to the right and then turn left at the next junction still on Drakes Avenue, signposted to Freelands Close. The driveway for this property will then be found on the right hand side leading down to both this and the neighbouring property.



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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 particular, 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.

