



Guide Price £525,000
10 Phillipps Avenue, Exmouth, EX8 3HY



**A beautifully presented 1930's semi-detached house
situated in a great location in one of the best roads in Exmouth.**

**Spacious reception hall, stairs and landing
Ground floor cloakroom
Attractive sitting room
Impressive kitchen / dining room
with a fixed feature island and built-in appliances**

**3 well proportioned first floor bedrooms
Well appointed modern four piece family bathroom / WC**

Gas central heating and UPVC double glazing

Well designed private and enclosed level rear garden

Garage & ample driveway parking

To avoid disappointment an early viewing is strongly recommended

DESCRIPTION: This 1930's semi-detached house is well located in one of the best roads in Exmouth, convenient for the town centre, shops, schools and bus routes. The property has been beautifully modernised and greatly improved by its present owners. On the ground floor there is a spacious reception hall with a fine staircase rising to the first floor and a useful cloakroom. Doors then lead to a fine sitting room and an impressive kitchen / dining room with double glazed sliding patio doors leading out to the rear garden. The kitchen offers a range of System Six units with built-in appliances including a dishwasher, washer / dryer, fridge / freezer, Neff fan assisted oven, microwave a induction hob. Another great feature of the kitchen is the large island providing additional worktop space incorporating a wine fridge beneath. On the first floor is a good sized landing with a useful built-in double cupboard providing access to three well proportioned bedrooms and a well appointed four piece bathroom / WC, having a feature claw foot bath and separate shower. Other features include UPVC double glazing and gas central heating / hot water supplied by an energy efficient Viessman condensing combination boiler connected to a Nest system. Careful consideration has been given to the floor coverings throughout incorporating some fully restored polished original wood floors which would be appreciated upon viewing. Externally to the front of the house is a driveway providing ample hardstanding for two vehicles leading to a garage with power / light connected. To the rear is a recently renovated well designed and enclosed level garden incorporating lawn, stone chippings, patio and timber decking.

LOCATION Approximately a mile to the town centre and a 20-25 minute walk to the seafront. Local amenities close by include a General Store at the bottom of the road, schools and bus routes.

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 Lymptstone 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.

GROUND FLOOR

RECEPTION HALL

14' 2" (4.32m) x 9' 3" (2.83m) narrowing to 6'7" (2.05m) excluding the stairs area:

CLOAKROOM

4' 5" (1.35m) x 2' 4" (0.72m):

SITTING ROOM

13' 9" (4.2m) into bay x 12' 0" (3.65m):

KITCHEN / DINING ROOM

21' 0" (6.41m) x 13' 3" (4.03m):

FIRST FLOOR

LANDING

15' 8" (4.77m) x 6' 2" (1.89m) including the stairs area and excluding the door recess area:

BEDROOM 1

13' 3" (4.05m) x 11' 6" (3.5m):

BEDROOM 2

12' 0" (3.65m) x 11' 11" (3.64m):



BEDROOM 3

10' 1" (3.08m) x 9' 5" (2.88m):

BATHROOM / WC

9' 11" (3.02m) x 5' 1" (1.54m):

GARAGE

14' 5" (4.4m) x 8' 2" (2.5m):

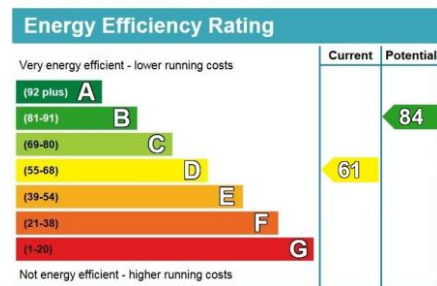
SERVICES - All mains services are connected

TENURE - Freehold

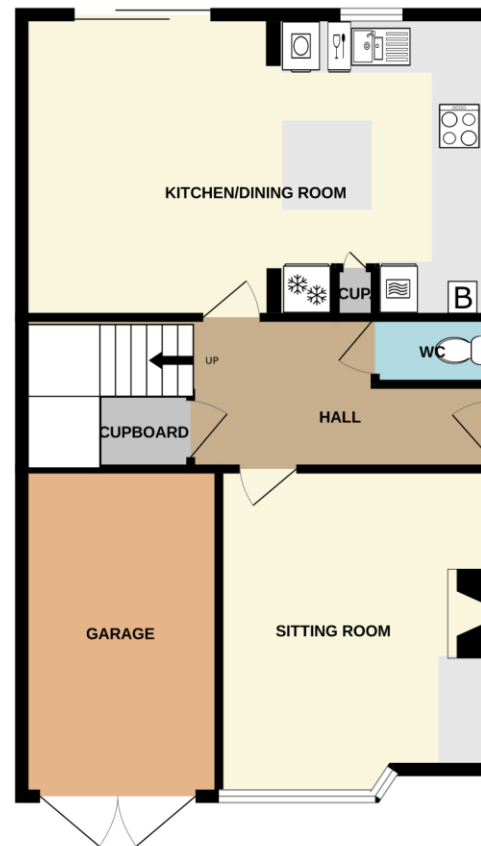
Council Tax - Band D £2322.68

DIRECTIONS Leave Exmouth town centre along Marine Way / A376 Exeter Road. Turn right just past the traffic lights onto Hulham Road and then turn left onto Phillipps Avenue where this property will be found a short way up on the right hand side.

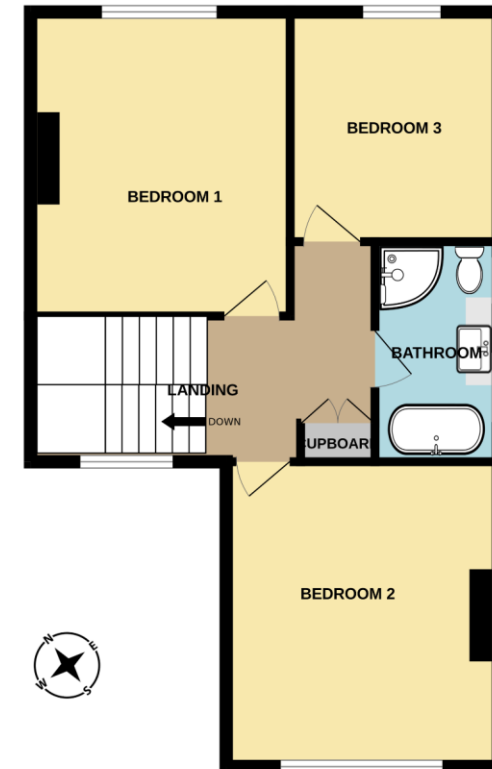
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GROUND FLOOR



1ST FLOOR



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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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.

