



Guide Price £415,000
42 Imperial Road, Exmouth, Devon, EX8 1AX



Charming Character Cottage in the Heart of Exmouth, within easy level walking distance of both the train station and the beach.

- **Elegant Sitting Room**
- **Stylish Open-Plan Kitchen/Dining Room**
- **Downstairs Cloakroom/WC**
- **Three Generously Sized Double Bedrooms**
- **Separate Study / Bedroom 4**
- **Family Bathroom**
- **Additional Shower Room**
- **Gas Central Heating**
- **Charming Walled Courtyard Garden**
- **On-Street Residents Parking available nearby**

DESCRIPTION: Situated in the heart of Exmouth, just a short stroll from Manor Gardens, the town centre, seafront, and train station, this deceptively spacious three double bedroom character cottage perfectly blends period charm with modern living. Retaining a number of original features including sash windows, internal wooden doors, and a beautiful feature fireplaces, the property offers warmth, personality, and convenience in equal measure.

The ground floor opens with a welcoming entrance into a light-filled sitting room, where high ceilings and original timber flooring set a stylish yet cosy tone. The living space flows effortlessly into a beautifully appointed open-plan kitchen / dining room. This sociable heart of the home is designed with a keen eye for detail, showcasing solid wood worktops, exposed brickwork and a feature fireplace. Double doors to the rear courtyard and a large front window fill the space with natural light, while ample room for dining makes it ideal for both everyday family life and entertaining. A ground floor cloakroom adds further practicality.

Upstairs, are three generously sized double bedrooms plus a separate study providing the perfect space for working from home. The family bathroom is complemented by a separate shower room, both fitted with WCs, ensuring flexibility for families or guests.

To the rear, a walled courtyard garden offers a quiet, private outdoor space. The property also benefits from gas central heating and is located on a quiet street with on-street residents parking nearby.

Full of charm, light, and personality, this centrally located cottage is a rare find in Exmouth and is perfectly suited to those looking for character, space, and convenience in a highly desirable location.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR Fanlight entrance door to the...

HALLWAY. Tiled floor. Built-in understairs cupboard. Door to...

CLOAKROOM. White suite with low level WC. Wall mounted wash hand basin with mixer tap. Walls in half height tiled surround. Extractor fan. Tiled floor.

INNER HALLWAY. Quarry tiled floor. Exposed timber panelling. Stairs leading up to the first floor. Doors leading off to...

SITTING ROOM 13' 11" (4.24m) x 13' (3.96m): Sash window to front. Feature fireplace with tiled hearth. Solid wood flooring. Radiator.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM 27' 2" (8.28m) x 14' (4.27m): A particularly large bright and spacious room with a large sash window to the front. Solid wood worktop surfaces with a white ceramic one and a half bowl sink with drainer and mixer shower tap. Cupboards and drawers under with space for dishwasher. On the opposite side is a matching solid wood worktop with storage and some cupboards and drawers under. Space for a Range cooker.

Glazed double doors lead out onto the rear courtyard garden. Solid wood flooring. Space for American style fridge freezer. The DINING AREA has a feature fireplace, built-in corner seating with storage under, radiator and solid wood flooring continuing from the kitchen. Downlighters.

FIRST FLOOR

LANDING. Solid wood flooring. Built-in storage cupboard. Doors leading off to...

BEDROOM 1 15' 1" (4.60m) x 9' 3" (2.82m): Double glazed sash window to side. Fitted double wardrobe. Radiator. Solid wood flooring.

BEDROOM 2 13' 1" (3.99m) x 12' 1" (3.68m): Sash window to the front and double glazed sash window to the side. Feature fireplace. Solid wood flooring. Radiator.

BEDROOM 3 13' 2" (4.01m) x 8' 8" (2.64m): Sash window to front. Dado rail. Radiator.

BEDROOM 4 / STUDY 9' 8" (2.95m) x 4' 5" (1.35m): Sash window to the rear. Radiator.



BATHROOM 5' 9" (1.75m) x 4' 7" (1.40m): Free-standing claw foot bath with Victorian style mixer shower tap in tiled splashback. Low level WC. Wall hung wash hand basin in tiled splashback. Stone cut tiled floor with underfloor heating. Opaque window to the rear.

SHOWER ROOM 13' 1" (3.99m) x 2' 11" (0.89m): Low level WC. Wall hung wash hand basin in tiled splashback. Fully tiled shower cubicle with built-in twin headed shower. Chrome rung radiator. Tiled floor. Opaque window to the rear.

OUTSIDE: To the rear is a very pretty block paved courtyard garden with some corner undercover seating and side pedestrian access.

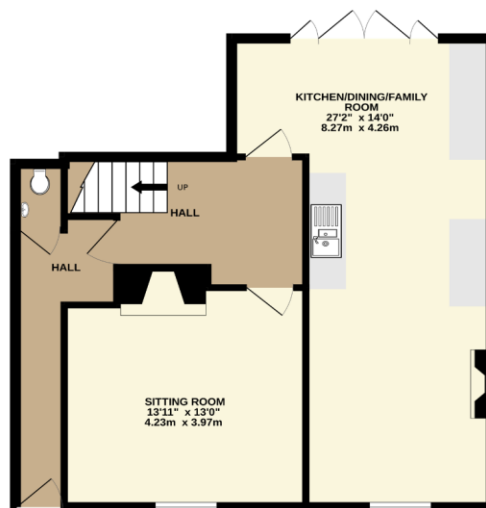
WHAT3WORDS: ///only.flap.sting

DIRECTIONS: On entering Exmouth from Exeter on the A376, proceed towards the town. At the roundabout take the second exit by Marks & Spencer and the train station into Imperial Road. At the next roundabout take the first turning left into Imperial Road and then the 5th turning on the right into Clinton Square (opposite the gates to Manor Gardens) and the property can be found on the left hand side.

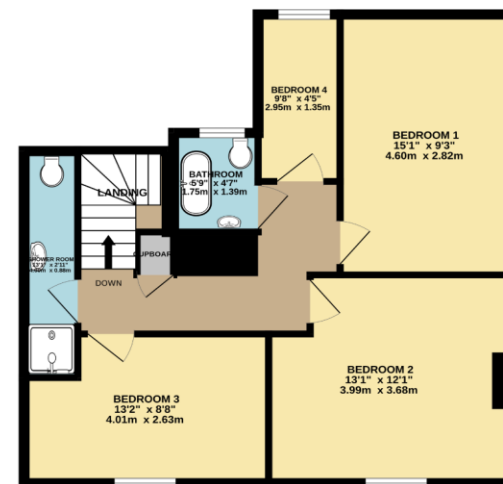
TENURE: Freehold

COUNCIL TAX: Band D - £2,433.97

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.

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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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.

