



Guide Price £375,000  
26 Bapton Close, Exmouth, Devon, EX8 3LQ





**A well-located detached chalet bungalow offering deceptively spacious and versatile accommodation.**

- **Excellent size living room & dining area**
- **Modern kitchen/breakfast room**
- **Well-appointed ground floor shower room/w.c.**
- **Three bedrooms (one ground floor & two first floor)**
- **First floor w.c.**
- **Gas central heating & extensive UPVC double glazing.**
- **Private and enclosed rear garden**
- **Garage & driveway parking**
- **In need of some modernisation**
- **No chain**
- **EPC = D**
- **Council Tax = D**

**Worth viewing because...**

This surprisingly spacious and versatile three-bedroom detached chalet bungalow is situated in a quiet location convenient for local amenities including shops, schools and bus routes.

**In more detail...**

The accommodation is flexible and would suit either a family or those looking for a retirement property. A generous size reception hall provides access to the ground floor rooms including the main bedroom which has a built-in wardrobe. Other rooms include a spacious living room and dining area, modern kitchen/breakfast room and a well appointed fully tiled shower room/w.c. A first-floor landing then leads to two further bedrooms with built in wardrobes and a separate w.c. Other features include useful eaves storage space, extensive UPVC double glazing and gas central heating with an energy efficient condensing boiler and an airing cupboard accessed from the landing. Externally the property enjoys attractive established gardens with a driveway leading to a garage which has an electrically operated remote control door. The rear garden is worthy of mention as it is enclosed enjoying privacy and a timber summer house.

### The Coastal town of Exmouth...

The property is less than 2 miles from the town centre the seafront, 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 water sports 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 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.

### Bear in mind...

Although the property needs some general modernisation it benefits from a recently installed energy efficient condensing gas boiler and extensive UPVC double glazing. The first-floor loft rooms have been insulated, and cavity wall insulation has been installed. The property is being sold with no chain and an early viewing is highly recommended.

### Directional Note...

Leave the town centre along Marine Way following the signs for the A376 Exeter Road. At the second set of traffic lights turn right onto Hulham Road and shortly after the road bears around to the left. Then turn right onto Bapton Lane and Bapton Close will then be found as a turning a short way down on the left-hand side. Number 26 is located at the higher end of the road.

**What3words:** ///bank.estate.adopt

### Room sizes

**Hall:** 2.90 x 2.40 maximum measurements including the stairs area.

**Living room & dining area:** 6.04 x 3.62

**Kitchen/breakfast room:** 4.40 x 2.90 maximum measurements.

**Bedroom 1:** 3.77 x 3.01 maximum measurements.

**Shower room/w.c.:** 2.42 x 1.65

**Landing:** 3.37 x 2.29 excluding the door recess and including the stairs area.

**Bedroom 2:** 3.63 x 3.35 maximum measurements.

**Bedroom 3:** 3.37 x 3.04 maximum measurements.

**Separate w.c.:** 1.71 x 0.81

**Garage:** 4.95 x 2.60

**Summer house:** 2.34 x 1.74

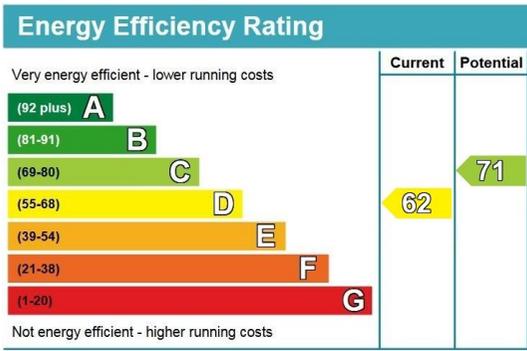


**Services:** All mains services are connected.

**Council Tax Band:** D - £2433.97



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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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 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.

