



£495,000
28 Louisa Place, Exmouth, Devon, EX8 2AL



Semi-detached former Coach House, within walking distance of the seafront and town centre, offering bright and spacious accommodation, with a south-facing rear garden and private parking space.

- **Kitchen with built-in appliances**
- **Generous L-shaped living room**
- **Conservatory**
- **3 Spacious double bedrooms**
- **Newly fitted first floor bathroom**
- **Modern ground floor shower room**
- **Sunny rear garden with patio, lawn and decked area**
- **Rear parking space and pedestrian access**
- **Excellent central location near shops and the beach**
- **No onward chain**

DESCRIPTION: This spacious and well-presented three-bedroom semi-detached home offers a rare opportunity to secure a charming property just moments from the town centre and beach.

Inside, the home features three generously sized double bedrooms, each with newly fitted carpets. A brand new first floor bathroom complements a modern ground floor shower room, offering convenience and flexibility for family living or visiting guests. At the heart of the home is a bright and airy kitchen, complete with built-in appliances and a lovely view over the rear garden. The spacious, dual-aspect L-shaped sitting room offers a welcoming space for relaxation, flowing through to a conservatory with double doors that open directly onto the garden patio. The enclosed rear garden is south-facing with a mix of lawn and patio. The property also benefits from rear pedestrian access and a private parking space—a real bonus in such a central location.

LOCATION: The property is situated within a 5 minute walk to the beach, 10 minutes to the town centre, and 15 minutes to Exmouth Marina. Exmouth Beach itself has over three miles of glorious golden sands. Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

Opaque and stained glass entrance door to the...

HALLWAY Stairs lead up to the first floor. Built-in under stairs storage. Doors lead off to...

SITTING / DINING ROOM 20' (6.10m) x 15' 3" (4.65m): Double glazed window to the rear and to the front. Glazed double doors lead through to the conservatory. Feature fireplace. 2 Radiators.

CONSERVATORY 12' (3.66m) x 8' (2.44m): Double glazed windows to the rear and to the side. Double glazed double doors lead out onto the garden.

KITCHEN BREAKFAST ROOM 15' 2" (4.62m) x 10' (3.05m): The kitchen comprises:- Stone effect worktop surfaces in tiled splashback with inset one and a half bowl sink with drainer and mixer tap. Five-ring Neff gas hob. Cupboards and drawers under with space for appliances. Matching wall mounted cupboards, and some glass fronted display shelving. Integrated freezer and double oven. Double glazed window to rear. Double glazed door leading to outside. Radiator.

SHOWER ROOM 7' 10" (2.39m) x 5' 3" (1.60m): Modern white suite comprising - Low level WC. Wash hand basin with mixer tap with cupboards under. Double shower cubicle with built-in shower and sliding glass door. White rung radiator. Opaque double glazed window to front.

FIRST FLOOR

LANDING. Three double glazed windows to the front. Radiator. Doors leading off to...

BEDROOM 1 15' 8" (4.78m) x 12' 1" (3.68m): A large room with two double glazed windows to the rear. Radiator.

BEDROOM 2 11' 9" (3.58m) x 10' (3.05m): Double glazed window to the rear. Radiator.

BEDROOM 3 9' 6" (2.90m) x 9' 2" (2.79m): Double glazed window to rear. Radiator.

BATHROOM 6' 1" (1.85m) x 5' 9" (1.75m): A newly fitted white suite comprising - panelled bath in tiled surround. Pedestal wash hand basin with mixer tap and tiled splashback. Low level WC. Opaque double glazed window to front. White rung radiator.



OUTSIDE The property benefits from a southerly-facing, well-maintained rear garden, offering a fantastic balance of lawn and patio areas ideal for low-maintenance living and year-round enjoyment. A generous paved terrace provides ample space for outdoor seating, while the level lawn is framed by established borders and decorative planting. A charming apple tree and mature shrubs add a touch of greenery and seasonal interest. The garden is fully enclosed with a decked area in the bottom right hand corner, and there is also a gate providing pedestrian access.

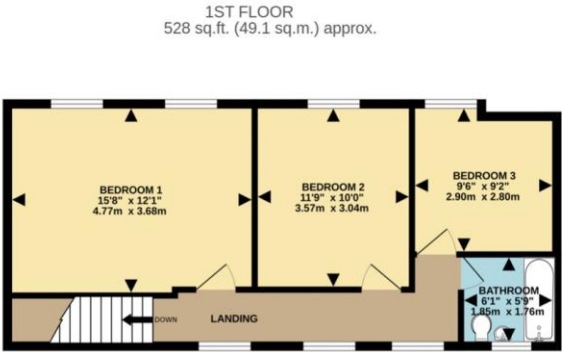
To the rear of the property is a private **PARKING SPACE**.

DIRECTIONS: From Exmouth Seafront proceed up Carlton Hill (which runs between The Pavillion & Ocean) and Louisa Place is the second turning on the left. Alternatively, from Exmouth town centre, head out of town on Rolle Road, upon reaching the roundabout, turn right into Carlton Hill. Louisa Place is the first right.

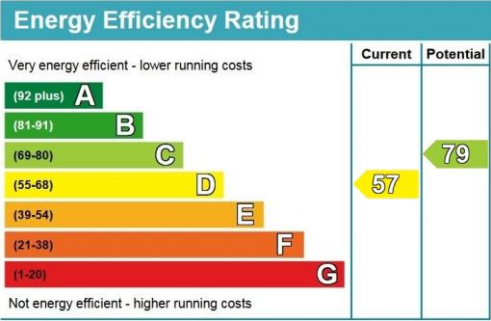
WHAT3WORDS: ///hero.beam.natively

COUNCIL TAX: Band E -£2974.84

TENURE: Freehold



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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
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