



Guide Price £550,000
6 Heatherdale, Exmouth, Devon, EX8 2HZ



A modern detached house situated in a quiet cul-de-sac location in the sought after "Avenues Area" of Exmouth with a large rear garden and double garage.

- In need of some modernisation with potential to extend subject to planning permission and building regulations.
- Spacious triple-aspect living room
- Kitchen/breakfast room
- Modern ground floor shower room/w.c.
- Three well-proportioned bedrooms each with built-in wardrobes
- First floor bathroom/w.c.
- Gas central heating
- Double garage & driveway parking
- Large rear garden
- No chain
- EPC = D
- Council Tax = E

Worth viewing because...

This modern detached 3 bedroom house occupies a generous size site with a large rear garden that is mainly laid to lawn with shrubs and a patio area. The property needs modernisation and offers great potential to be extended, subject to planning permission and building regulations. Located in a small quiet cul-de-sac the house is approximately 1 mile from the town centre and even less to the seafront.

In more detail...

Most of the garden is to the rear and side of the house being mainly laid to lawn with shrubs and a patio area. To the front a driveway leads to the front door and a double garage with power/light connected and an electric roller door. The accommodation offers a good size reception hall with stairs rising to the first floor and doors to each of the ground floor rooms. These include a spacious triple aspect living room, kitchen/breakfast room and a modern shower room/w.c. with a connecting door to the double garage. On the first floor there are three well-proportioned bedrooms each having built in wardrobes and a bathroom/w.c. Other features include gas central heating supplied by an energy efficient condensing combination boiler located in the garage and cavity wall insulation.

The coastal town of Exmouth...

The property is approximately one mile from the town centre and even less to 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 Lympstone 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.....

Bear in mind...

This is the first time the house has come to the market since it was built and is being sold with no chain. An ideal opportunity for those looking for a family home in a great location offering huge potential for improvement and extension, subject to the necessary consents.

Directional note...

Leave Exmouth town centre along Rolle Street/Rolle Road. Continue straight across at the roundabout remaining on Rolle Road. The road then bears to the left and becomes Douglas Avenue. After just under half a mile turn left onto Cranford Avenue. Turn left to stay on Cranford Avenue and Heatherdale will be found on the right. This property is located a short way in on the right-hand side.



Room sizes

Reception Hall: 4.85 max x 2.53 max including the stairs area.

Living room: 5.81 x 3.94 maximum measurements.

Kitchen/breakfast room: 3.68 x 3.56

Shower room/w.c.: 2.56 x 1.72

Bedroom 1: 3.64 x 3.02

Bedroom 2: 3.03 x 2.64

Bedroom 3: 2.87 excluding the door recess x 2.65

Bathroom/w.c.: 2.42 x 2.02

Double Garage: 5.95 max x 5.20 max.

Services: All mains services are connected.

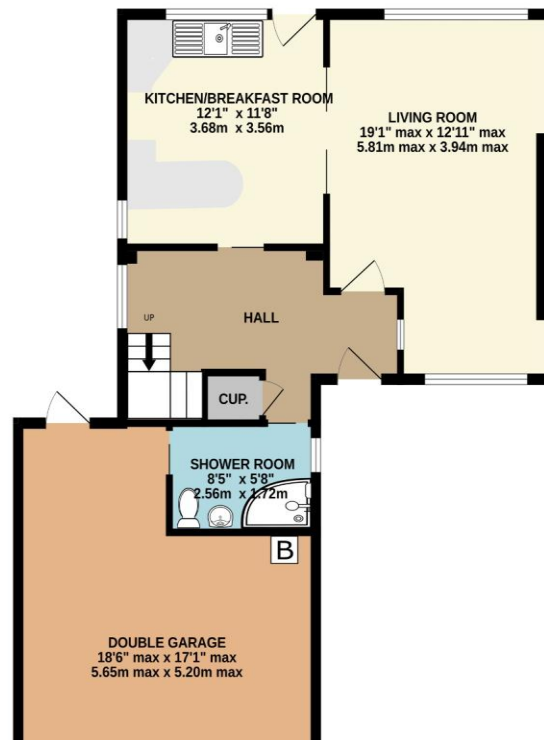
Energy Efficiency Rating

Very energy efficient - lower running costs

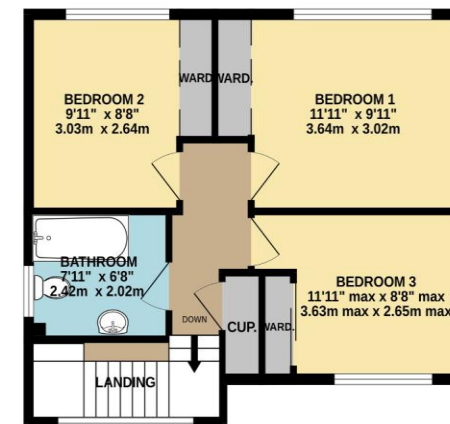
	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.
Made with Metropix ©2025

Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

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.