



Guide Price £399,950
8 Littlemead Lane, Exmouth, Devon, EX8 4RE



An immaculate and beautifully presented extended semi-detached chalet style house in a sought-after location with a large private rear garden.

- Surprisingly spacious and versatile accommodation
- Sitting room and separate dining room
- Impressive modern kitchen and separate utility room
- Ground floor bedroom with an ensuite shower room/w.c.
- Two further first floor bedrooms – one with an ensuite shower room/w.c.
- Well appointed bathroom/w.c.
- Gas central heating and UPVC double glazing
- Large private rear garden with a timber workshop
- Driveway parking for two or three cars
- EPC = D
- Council Tax = C

Worth viewing because...

This much improved and extended chalet style semi-detached house really must be viewed internally to be fully appreciated. The large private rear garden is also worthy of special mention incorporating an ornamental pond, productive apple tree and a substantial timber workshop.

In more detail...

The accommodation on the ground floor has a light and airy reception hall with an airing cupboard leading to the sitting room, separate dining room and ground floor bedroom. From the dining room stairs with concealed lighting leads down to the kitchen which has UPVC double glazed doors leading out to the rear garden as well as a feature skylight window. The kitchen is most impressive with an excellent range of Howdens units having quartz worktops with matching splashbacks and glass splash back above. Built in appliances include an electric induction hob with an extractor above and an eye level fan assisted oven. The units also offer lots of cupboard space, drawers, corner carousels, pull out larder style cupboard and an inset one and a half bowl stainless steel sink unit with a mixer tap. A door then leads to a separate utility room which has a further range of matching units housing the energy efficient condensing combination boiler supplying central heating and hot water.

Further door out to the rear garden. The dining room, kitchen and utility room have quality matching Karndean tile effect flooring. The third bedroom on the ground floor has its own ensuite shower room/w.c. The first-floor landing has a side window enjoying fine estuary views with doors to both the first-floor bedrooms and principal bathroom/w.c. The main bedroom is of a generous size with built in eaves storage. Externally there is an attractive front garden with a driveway to the side providing hardstanding for two or three cars. The rear garden is of a good size and private incorporating lawn, shrubs, patio, ornamental pond, mature apple tree and a vegetable garden. There is a substantial timber workshop supplied by 'Sheds Direct' with power/light connected. Outside power points.

The coastal town of Exmouth...

The property is well located in a good part of the town, convenient for Rivermead Stores/Post Office and local bus routes. The Exe Estuary has been designated as "an area of outstanding natural beauty" and offers further exceptional walks and a cycle path leading to Lympstone and continues 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 town within 20 minutes of the M5 motorway junction and offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Bear in mind...

This property would suit either a family or those looking for a comfortable retirement home. The accommodation is particularly versatile providing futureproof living with a bedroom and ensuite shower room/w.c. on the ground floor. An early viewing is highly recommended.

Directional note...

Leave Exmouth town centre along Marine Way / A376 Exeter Road with the train station on the left hand side. Follow Exeter Road for approximately 1.3 miles and turn right onto Rivermead Avenue. Then turn right onto Roundhouse Lane. Take the first turning on the left onto Littlemead Lane and this property will be found on the left-hand side.



Room sizes

Reception Hall: 4.32 x 1.96 excluding the recess.

Sitting Room: 4.25 x 3.34

Dining Room: 4.01 x 3.33

Kitchen: 3.55 x 3.46

Utility Room: 2.61 x 2.35

Bedroom 3: 3.01 x 2.87 maximum measurements.

Ensuite Shower room/w.c.: 2.34 x 1.18 maximum measurements.

Landing: 2.22 x 0.83

Bedroom 1: 5.14 x 2.70 excluding the door recess narrowing to 1.79

Ensuite Shower room/w.c.: 2.08 x 1.60

Bedroom 2: 2.52 x 2.19

Bathroom/w.c.: 2.25 x 1.70

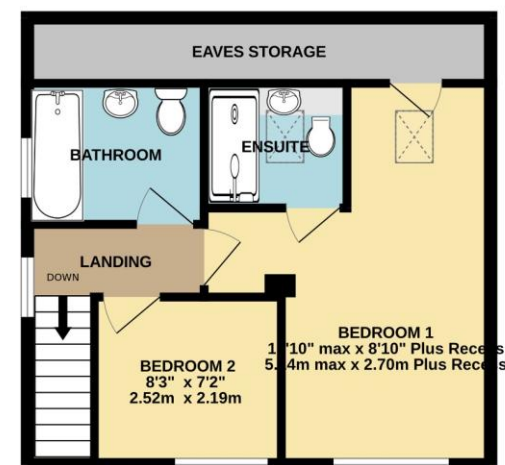
Workshop: 3.44 x 2.26

Services: All mains services connected.

GROUND FLOOR

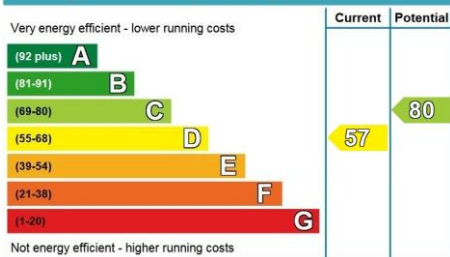


1ST FLOOR



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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Energy Efficiency Rating



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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.