



£495,000  
51 Partridge Road, Exmouth, Devon, EX8 4PH







**Extended very well-presented detached bungalow on a large plot with distant sea views.**

**Dining Room. Sitting Room. Kitchen/Breakfast Room.**

**4 Bedrooms one with En-suite shower room. Bathroom.**

**Gas Central Heating. Double Glazing. Front and Rear Gardens.**

**Ample parking. Solar Panels.**

**LOCATION:** The property is situated on a quiet road in the sought-after Brixington area of Exmouth. Pines Road shops, including a convenience store, pharmacy, doctor's surgery, and takeaway, are all within walking distance. A wider range of amenities, including a Tesco Express can be found at Brixington Parade, less than a 10-minute walk away. Local primary schools and Exmouth Community College are also close by, making this a highly convenient location.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

**The accommodation comprises (all measurements are approximate):-**

#### **GROUND FLOOR**

**ENTRANCE** Composite entrance door leading to the...

**ENTRANCE HALL** Built-in wardrobe. Radiator. Laminate flooring. Glazed door to...

**DINING ROOM** 10' 4" (3.15m) x 13' 10" (4.22m): Bright room with Velux window. Radiator. Glazed double doors to sitting room. Doors to Bedroom 1, Kitchen, Bathroom and Inner hall.

**SITTING ROOM** 18'9" (5.72m) x 14' (4.26m). A spacious and light-filled room with large rear window enjoying views over the garden, surrounding grounds, sea and coastline. Coved ceiling. Feature fireplace with living flame gas fire and brick chimney. Radiator. Door to deck and garden.

**KITCHEN/BREAKFAST ROOM** 8'5" (2.57m) x 17'7" (5.36m). Stylish and practical kitchen with wood-effect worktops and ceramic sink. Neff electric hob. Neff double oven. Cupboards and drawers. Space for washing machine, dishwasher, fridge and freezer. Wall-mounted cupboards and cooker hood. Vaillant boiler. Two side windows. Door to outside. Radiator. Downlighters.

**BEDROOM 1** 16'10" (5.14m) x 14'0" (4.26m). Large double bedroom with rear window and superb views. Walk-in wardrobe. Radiator. Door to..

**EN-SUITE SHOWER ROOM** 4'2" (1.27m) x 7'3" (2.21m). Modern tiled full electric shower with rainforest shower head. Fitted WC with integrated wash hand basin. Fully tiled walls. Heated towel rail. Downlighters. Extractor fan.

**BEDROOM 2** 10'4" (3.15m) x 10'3" (3.13m). Double aspect with windows to front and side. Radiator.

**BEDROOM 3** 8'5" (2.57m) x 10'3" (3.13m). Front window. Radiator.

**BEDROOM 4/STUDY** 6'8" (2.04m) x 10'2" (3.09m). Side window. Radiator.

**BATHROOM** 5'6" (1.67m) x 6'5" (1.95m). White suite with bath and shower over. Pedestal basin. WC. Fully tiled walls. Heated towel rail. Opaque side window.

#### **OUTSIDE:**

**Front Garden.** As you approach the property, to the left you will find a long drive providing ample parking. There is a mature cherry tree surrounded by a lawn. Steps lead to a large parking area on the other side additional gravelled parking.

**Rear garden.** The back of the property has a balcony with steps to a large patio with colour change led lighting. There is a newly laid-decked patio area and a timber summerhouse. Steps lead down to another level and to the right of the path is a lawned area surrounded by ornamental trees and shrubs and perennials giving colour most of the year. To the left of the path is another lawned area with a raised bed and border including many plants and shrubs with beautiful rhododendrons. A rose arch leads to a path with a gravelled vegetable garden with 4 raised beds. There is also 6 apple trees, greenhouse and a large shed.



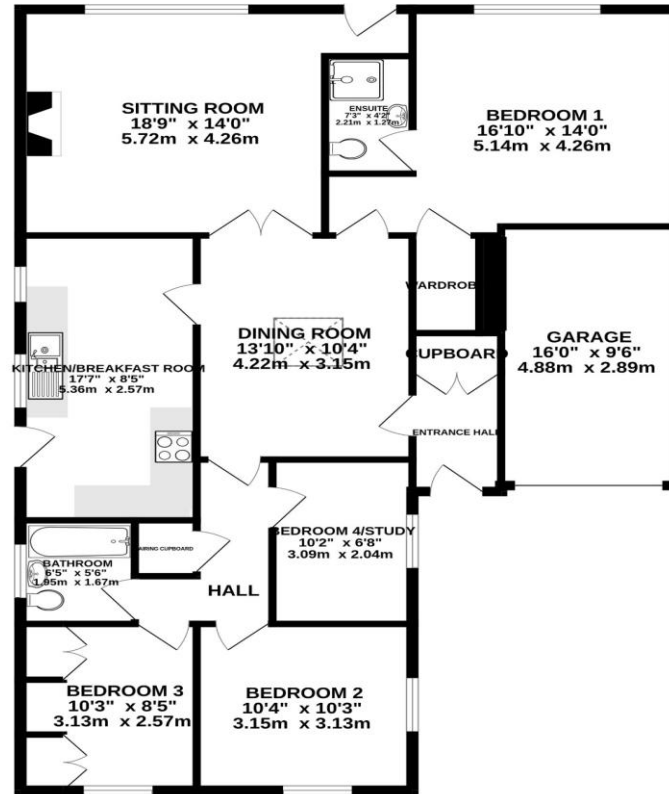
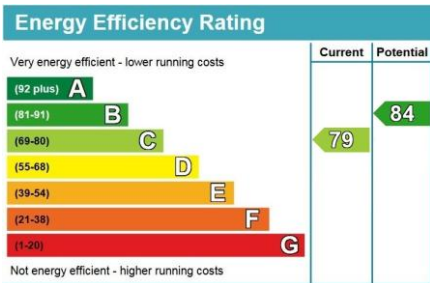


**DIRECTIONS:** On entering Exmouth proceed towards the town centre and after the Shell Garage on your right take the next turning left in Hulham Road, continue on this road proceeding straight over the roundabout and take the next turning right onto Marley Road. Take the 3rd turning on the right onto Spiders Lane and Partridge Road can be found on the right. Solar Panels to the front topping up the electric and solar tubes on the back topping up the hot water.

**WHAT3WORDS:** spins.army.ended

**TENURE:** Freehold

**COUNCIL TAX BAND:** D - £2433.97



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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.  
 Made with Metropix ©2025

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.