



£785,000
Chisel Cottage, 34 Cranford Avenue, Exmouth, Devon, EX8 2QA



A superbly presented detached reverse-level house of approximately 2,078 sq ft, tucked away in the highly sought-after "Avenues" area of Exmouth. This impressive home combines modern comforts with generous living space, making it ideal for entertaining and family life.

- **Modern fitted Neff kitchen with Quooker tap and induction island**
- **Spacious open-plan sitting/dining/kitchen area with far-reaching views**
- **Cloakroom within the living area**
- **Three double bedrooms**
- **Stylish family bathroom with walk in rain shower and separate bath**
- **Underfloor heating and double glazing throughout**
- **Large garage/utility with workshop potential**
- **Driveway parking for 3–4 cars**
- **Attractive level lawned rear garden with useful office/studio with power**

DESCRIPTION

Tucked away in Exmouth's sought-after Avenues, Chisel Cottage is a stylish, move-in-ready detached home, a short distance from the seafront and the start of the Jurassic Coast. Upside-down living places the bright, modern vaulted kitchen, dining and sitting space on the upper level to make the most of far-reaching views, with three generous double bedrooms below, giving plenty of room for visiting family and friends.

Outside, to the front, there is a courtyard garden, off-road parking for 3 - 4 cars and a large garage incorporating a utility area. The generous rear garden is mainly laid to lawn and includes a detached purpose-built office/studio and a paved patio area .

LOCATION Exmouth is a thriving coastal town, surrounded by stunning Devon countryside and just twelve miles by road or rail from the Cathedral City of Exeter, with its intercity railway station, international airport, and easy access to the M5 motorway. The town is renowned for its three miles of golden sandy beach, perfect for a variety of water-based activities including sailing, boating, and water skiing. Exmouth also offers an excellent range of facilities, from national retailers such as M&S Foodhall, to a variety of independent shops, restaurants, schools, a modern sports centre, swimming pool, and many other amenities.

For day-to-day needs, the local shops at Littleham Cross are just a short distance from the property, providing a good selection of services including a convenience store, bakery, and post office.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Herringbone solid wood flooring throughout the ground floor. Entrance door leading to the open-plan living space with opaque double glazed side panels. Stairs leading down to the lower ground floor.

DINING AREA 23' 9" (7.24m) x 14' 3" (4.34m) Opaque leaded double-glazed window to front. Vaulted ceiling. Underfloor heating. This opens through to...

OPEN PLAN KITCHEN/BREAKFAST ROOM & SITTING ROOM 37' (11.28m) x 14' 3" (4.34m)

Three double glazed leaded windows to the side and double-glazed leaded window to the front. The side windows have lovely open views across the Avenues and the hills beyond. Double glazed double doors leading out onto the front courtyard. Downlighters. Underfloor heating throughout.

KITCHEN The kitchen area has a modern fitted kitchen comprising grey worktop surfaces with inset stainless-steel sink and drainer with Quooker hot water tap, cupboards and drawers under with integrated dishwasher and fridge freezer. Built-in double Neff ovens. Matching wall mounted cupboards. Central island unit with matching worktop and Neff five ring induction hob. Further storage under the central island unit. Space for stools.

INNER HALLWAY Doors leading off to...

CLOAKROOM 6'2" (1.88m) x 4' 2" (1.27m) Modern white suite with low level WC. Wash hand basin with tiled splashback, mixer tap and cupboard under. Opaque double-glazed window to the front. Downlighters. Extractor fan. Wood effect flooring.

GARAGE/UTILITY ROOM 21' 9" (6.63m) x 20' 1" (6.12m) Large garage with single up and over door. Wall mounted gas fired combi boiler. Worktop surface with inset one and a half bowl stainless steel sink with drainer and mixer tap. Cupboard under. Matching wall mounted cupboards. Central heating manifolds. Power and light.

LOWER GROUND FLOOR

There is courtesy lighting leading down the stairs to the landing space with doors leading off to...

BEDROOM 1 16' 10" (5.13m) x 12' 2" (3.71m) Double glazed leaded window to the rear and to the side. Underfloor heating.

BEDROOM 2 16' 10" (5.13m) x 12' 2" (3.71m) Double glazed leaded window to the rear. Underfloor heating.

BEDROOM 3 13' (3.96m) x 12' (3.66m) Two double glazed leaded windows to the rear. Underfloor heating.



BATHROOM 14' (4.27m) x 7' 5" (2.26m)

Large bathroom comprising double ended bath with central mixer tap in tiled surround. Enclosed flush low-level WC. Wall hung wash hand basin with waterfall mixer tap in tiled splashback. Large walk-in shower cubicle with rain-head unit above. Extractor fan. Downlighters. Recessed storage. Understairs cupboard. Tiled floor. Chrome runged radiator.

OUTSIDE: The property is approached via a shared driveway which in turn leads onto a private driveway providing **OFF ROAD PARKING FOR 3-4 CARS**. From here there is access to the paved **FRONT COURTYARD** and to the **GARAGE**. There are steps down the side of the house which lead onto a good sized predominantly level lawned garden with a large paved patio. Adjacent to this is a purpose-built **OFFICE/STUDIO** with double glazed sliding patio doors, power and light ideal for visiting family/friends. The gardens are wall and fence enclosed with a shrub border providing an array of colour running along the rear boundary.

COUNCIL TAX BAND: G

DIRECTIONS: From Exmouth town centre proceed up Rolle Street and take the first exit at the roundabout onto Salterton Road. Carry straight on at the traffic lights, past The Cranford Sports Club. Take the fourth right hand turn into Stevenstone Road. At the end of the road turn left and the property can be found a short distance along on the right hand side. Please note the property cannot be seen from the road, it is tucked away on the left hand side of the drive.

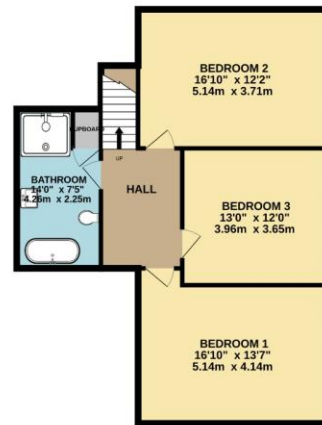
WHAT3WORDS: ///fear.linked.locker

BROADBAND: Basic 7 Mbps | Superfast 34 Mbps | Ultrafast 10000 Mbps

TENURE: Freehold

SERVICES: All mains services are connected

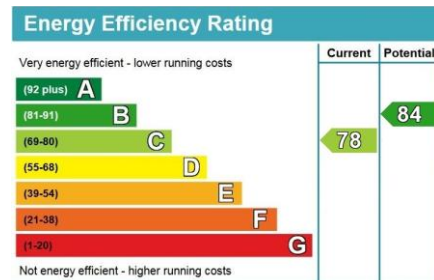
LOWER GROUND
773 sq.ft. (71.8 sq.m.) approx.



GROUND FLOOR
1305 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA: 2078 sq.ft. (193.0 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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Health and Safety Statement

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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.

