



£325,000
15 Rowlstone Close, Exmouth, Devon, EX8 5PH



Semi-detached house situated at the head of a quiet cul-de-sac with coastal views towards Dawlish and Torquay. The property is close to local amenities, schools, bus routes and doctors surgery.

- **Sitting Room with feature fireplace and front-facing windows**
- **Dining Room leading directly to the kitchen**
- **Kitchen with built-in double oven & Neff gas hob**
- **3 bedrooms, including two with coastal views to Dawlish and Torbay**
- **Modern Shower Room with oversized corner shower and fully tiled walls**
- **Good sized rear lawned garden with paved patio and fenced enclosure**
- **Private driveway for three cars**
- **Single garage with power and light**
- **No onward chain**
- **Head of cul-de-sac position**

LOCATION: The property is located in a popular area of Exmouth. Within 10 minutes' walk of the property is a Convenience Store, Pharmacy, Doctors Surgery and Take-away. Further shops in the nearby Brixington Parade are also within a short walk. Local primary schools and Exmouth Community College are also within walking distance.

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:

Opaque double glazed entrance door to...

HALLWAY: Radiator. Stairs leading up to the first floor. Opaque fluted glass double doors leading through to the sitting room.

SITTING ROOM: 13' 2" (4.01m) x 12' 4" (3.76m):

Double glazed window to the front and a further opaque double glazed window to the front. Radiator. Feature fireplace with living flame gas fire. Built-in under stairs cupboard. Radiator. Opening through to the...

DINING ROOM: 11' (3.35m) x 8' (2.44m):

Double glazed window to the rear. Radiator Door leading to..

KITCHEN: 11' (3.35m) x 7' 6" (2.29m):

Stone effect worktop surfaces in tiled splash back. Inset stainless steel sink with drainer and mixer tap. 4 ring Neff gas hob. Oak fronted cupboards and drawers under with built- in double oven and space for fridge freezer and washing machine. Matching wall mounted cupboards. Wall mounted gas fired boiler. Double glazed window to the side and to the rear and double glazed door leading out to the rear garden.

FIRST FLOOR:

LANDING Double glazed window to the side. Hatch to the roof. Doors to...

BEDROOM 1: 15' 8" (4.78m) x 9' (2.74m):

Double glazed window to the front with views towards Dawlish and Torbay. Radiator.

BEDROOM 2: 9' 8" (2.95m) x 9' (2.74m):

Double glazed window with views over the garden. Built- in airing cupboard housing copper cylinder and shelving. Radiator.

BEDROOM 3: 10' (3.05m) x 6' 2" (1.88m):

Double glazed window to the front with views towards Dawlish and Torbay. Radiator. Built -in wardrobe.

SHOWER ROOM: 6' 2" (1.88m) x 6' 1" (1.85m):

Modern white suite comprising an oversized corner shower cubicle in full tiled surround with built- in Mira shower. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround. Opaque double glazed window to the rear. Tiled floor. Chromed runged radiator. Extractor fan.



OUTSIDE:

To the front of the property is an area of lawned garden with a planted boarder. Leading up the side of the house is a private driveway that provides parking for 3 cars and a single garage. The rear garden is particularly large for a property of this type, mainly laid to lawn with mature boarders, and paved patio with a fenced enclosure. The single garage has an up and over door with power and light.

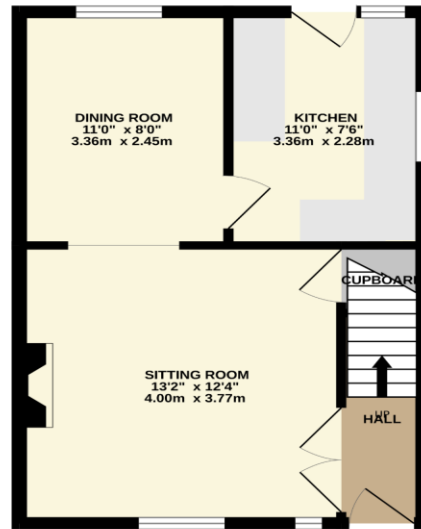
DIRECTIONS: Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right after the traffic lights onto Hulham Road continuing straight over at the mini roundabout. Then turn right onto Marley Road and continue onto Jubilee Drive. Turn left onto Rowlstone Close and the property can be found at the head of the cul-de-sac.

WHAT3WORDS: ///banks.other.vouch

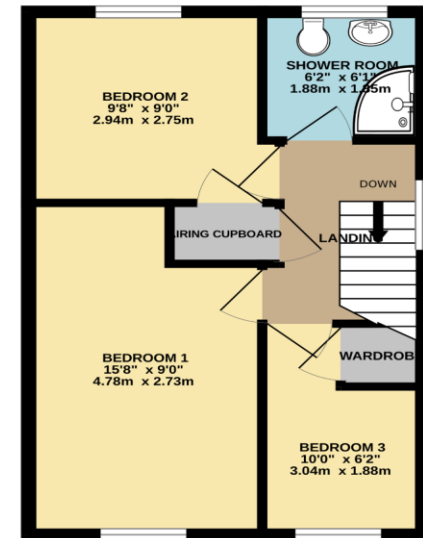
TENURE: Freehold

COUNCIL TAX: Band C £2163.53

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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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.

