



Guide Price £420,000
13 Haley Close, Exmouth, Devon, EX8 4PJ



A beautifully presented and modernised detached bungalow in a quiet tucked away location with far-reaching views over Exmouth to the River Exe estuary.

- **Sitting Room with distant Exe estuary views**
- **Modern kitchen/dining room with built-in appliances**
- **UPVC double glazed conservatory & utility room**
- **Two main double bedrooms – one ensuite w.c.**
- **Third bedroom/home office**
- **Well appointed bathroom/w.c. with a shower over the bath**
- **Gas central heating and UPVC double glazing**
- **Situated towards the head of a small cul-de-sac**
- **Long driveway and small garage/store**
- **Landscaped terraced rear garden with a pergola and timber decking**
- **EPC = C**
- **Council Tax = D**

Worth viewing because...

This immaculate detached bungalow has been thoroughly modernised and presented to a high standard throughout. Situated towards the head of a small quiet cul-de-sac the property enjoys a real feeling of openness with fine views from the front over much of Exmouth towards the River Exe estuary in the distance.

In more detail...

The accommodation is both spacious and versatile with the option of a third bedroom or home office. An enclosed porch leads to a light and airy sitting room with distant views towards the Exe estuary. Doors then lead to an inner hallway and good size kitchen/dining room with distant Estuary views and an excellent range of Howdens built in units in two different colours at both base as well as eye level. The kitchen has built in Lamona appliances including an electric hob & fan assisted oven, microwave oven, dishwasher, fridge/freezer and washing machine. From the inner hallway doors open into two double bedrooms – one with an en-suite w.c., well-appointed bathroom/w.c. with a shower over the bath and a third bedroom/home office. From this room a door leads to a UPVC double glazed conservatory with a door out to the rear garden and a separate utility room.

Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. Externally to the front of the bungalow is an area of garden with a long driveway providing ample off-road parking and access to the small garage/store.

The Coastal town of Exmouth...

The property is within two and a half miles from the town centre and seafront, with 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 Lymington 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 would make an excellent retirement or family bungalow with a C rated Energy Performance Certificate. Local nearby amenities include schools, bus routes and local shops at Brixington Parade or Pines Road where there is also a doctor's surgery. An early viewing is thoroughly recommended.

Directions: what3words///bottle.bend.elbow

Room sizes:

Sitting Room 15' 3" (4.65m) x 13' 11" (4.24m):

Kitchen / Dining Room 17' 5" (5.31m) x 8' 5" (2.57m):

Conservatory 15' 5" (4.70m) x 7' 5" (2.26m):

Bedroom 1 10' 5" (3.17m) x 10' 4" (3.15m):

Bedroom 2 8' 8" (2.64m) x 7' 7" (2.31m):

Bedroom 3 / Home Office 10' (3.05m) x 7' 3" (2.21m):

Bathroom 6' 4" (1.93m) x 5' 6" (1.68m):

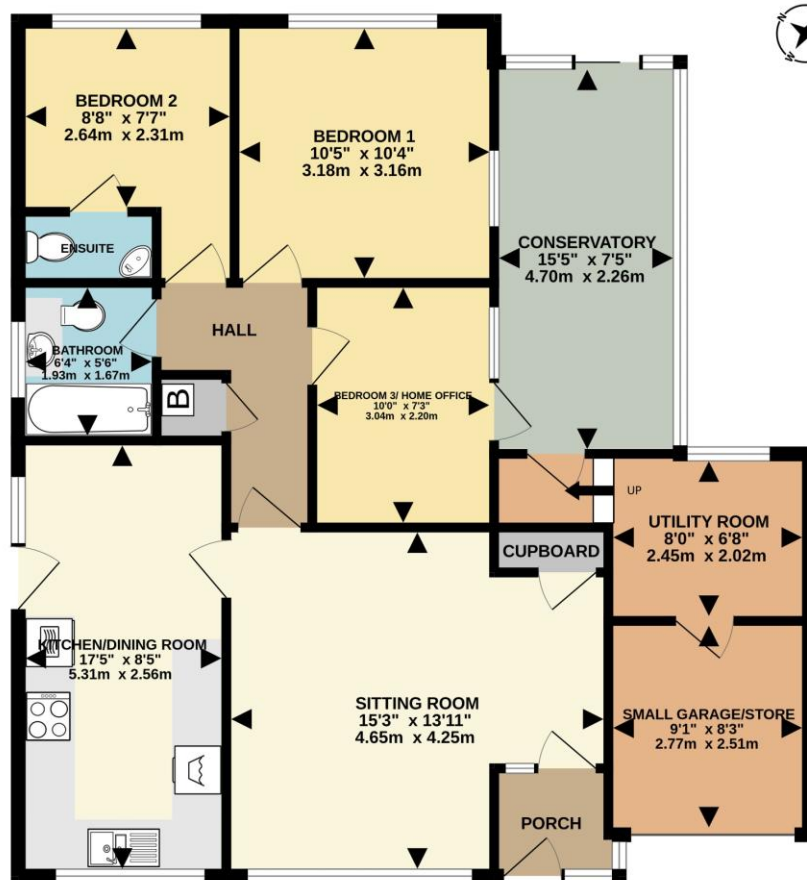
Small Garage / Store 9' 1" (2.77m) x 8' 3" (2.51m):

Utility Room 8' (2.44m) x 6' 8" (2.03m):

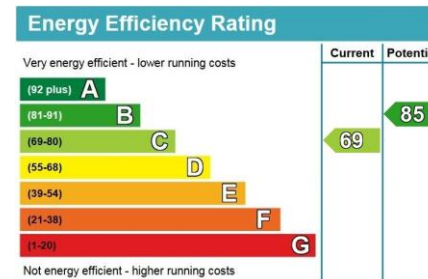
Services: All mains services connected.



GROUND 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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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.