



£400,000

7b Dagmar Road, Exmouth, Devon, EX8 2AN





**Semi detached bay fronted house, offering period accommodation in this sought after address, within walking distance of the town centre and seafront.**

- **Sitting room with large double glazed bay window**
- **Kitchen/dining room with integrated appliances**
- **Cloakroom**
- **3 Double bedrooms**
- **Bathroom and separate WC**
- **Gas central heating & double glazing**
- **South facing garden**
- **Garage and parking space**
- **No onward chain**

#### **DESCRIPTION**

This charming three-bedroom period property has timeless character with everyday practicality. Inside the home exposed floorboards run throughout much of the living space, adding warmth and authenticity to the interior. The property benefits from a bright, south-facing garden, ideal for enjoying natural sunlight throughout the day - perfect for outdoor dining, gardening, or relaxing in a peaceful setting. A single garage provides valuable secure parking or additional storage.

**LOCATION:** The property is situated within a 10-minute walk to the beach, 5 minutes to the town centre. Exmouth Beach itself has over three miles of glorious golden sands. Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

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

**ENTRANCE** Glazed entrance door to an entrance lobby with windows to the front and side. Glazed roof. Opaque glazed door leads through to...

**HALLWAY** Stairs leading up to the first floor. Display shelving. Fluted glazed door leads to..

**SITTING ROOM** 20' 11" (6.38m) x 19' 8" (5.99m):  
Large double glazed bay window to the front. Coved ceiling. Feature tiled fireplace. Exposed timber floors. Built-in under stairs cupboard. Radiator. Step leads down to the inner hallway. Doors lead off to...

**CLOAKROOM** 6' 2" (1.88m) x 3' 8" (1.12m):

Low level WC. Wash hand basin with mixer tap in tiled splash back with cupboards under. Double glazed window to the front. Radiator.

**KITCHEN/DINING/FAMILY ROOM** 17' 9" (5.41m) x 14' 8" (4.47m):

Double glazed window to the rear and to the side. Double glazed door leads out to the front garden. Radiator. The kitchen comprises stone effect worktop surfaces in tiled splash back with inset 1 ½ bowl stainless steel sink with drainer and mixer tap. Inset 4 ring gas hob. Cupboards and drawers under with integrated dishwasher and double oven. Space for fridge freezer and washing machine. Matching wall mounted cupboards. Radiator. Opening through to...

**UTILITY ROOM** 5' 1" (1.55m) x 4' 5" (1.35m):

Double glazed window to the rear. Wall mounted Vaillant gas fired combi boiler.

**FIRST FLOOR**

**LANDING** Built in airing cupboard housing the copper water cylinder and shelving. Storage cupboard with shelves. Doors leading off to...

**BEDROOM 1** 16' 9" (5.11m) x 12' 1" (3.68m):

Large double glazed bay window to the front. Wash hand basin with cupboard under. Fitted double wardrobes. Exposed floorboards. Radiator.

**BEDROOM 2** 11' 3" (3.43m) x 8' 5" (2.57m):

Double glazed window to the front. Exposed floorboards. Radiator.

**BEDROOM 3** 10' 8" (3.25m) x 8' 8" (2.64m):

Double glazed window to the rear. Exposed floorboards. Radiator.

**BATHROOM**

9' 3" (2.82m) x 8' 10" (2.69m):

White steel bath in full tiled surround with electric shower over. Wash hand basin with mixer tap in tiled splash back with cupboards under. Opaque double glazed window to the front. Light with shaver point. Display shelving. Radiator.

**WC** 4' 10" (1.47m) x 3' 10" (1.17m):

White low level WC. Wash hand basin with mixer tap in tiled splash back. Radiator Opaque double glazed window to the front. Display shelving.



## OUTSIDE

The property has a private drive and **SINGLE GARAGE** with an up and over door. Also, an additional parking space. To the left of the garage is a gateway that leads through to a south facing enclosed garden which has steps up to the front door. There is also an enclosed courtyard style garden with mature planted borders.

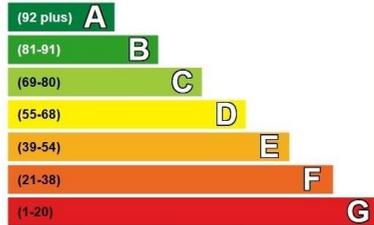
**TENURE** Freehold

**COUNCIL TAX** Band D - £2433.97

**WHAT3WORDS** ///broker.rugs.chill

## Energy Efficiency Rating

Very energy efficient - lower running costs



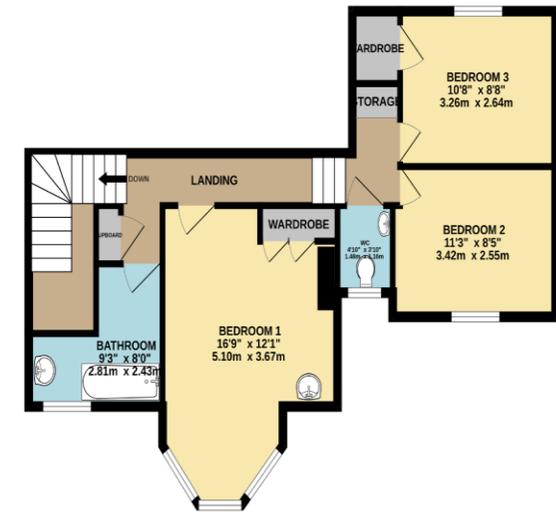
Not energy efficient - higher running costs

Current	Potential
57	71

GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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

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.