



£595,000
7a Dagmar Road, Exmouth, Devon, EX8 2AN



Semi detached bay fronted house offering period accommodation with bright well-proportioned rooms with high ceilings in excellent condition throughout, and within walking distance of the town and seafront.

- Sitting room with large bay window
- Dining room
- Kitchen/Breakfast room with integrated appliances
- Family room
- Shower room with walk-in shower
- 3 Bedrooms with fitted wardrobes
- Bathroom with separate shower cubicle
- Double glazing and central Heating
- South facing garden
- Garage and parking

DESCRIPTION

A semi-detached, bay-fronted period home offering spacious and characterful accommodation, presented in excellent condition throughout. The property is ideally located within comfortable walking distance of the town centre and seafront. Internally, the house retains many attractive period features including high ceilings and stripped wooden floors, creating a bright and airy feel. The

accommodation includes three bedrooms and a well-proportioned kitchen/breakfast room, ideal for family living and entertaining. Outside, the property benefits from a private patio area with a lawned garden, providing a pleasant outdoor space whilst enjoying the afternoon and evening sun. A single garage offers additional storage or parking with a further space beside the garage. This charming home combines period elegance with a highly desirable location close to local amenities and the coast.

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**

Double glazed entrance door to the entrance lobby. Double glazed windows to all sides. Quarry patterned tiled floor. Central mat well. Opaque entrance door to..

RECEPTION HALLWAY

High ceilings with coved ceiling. Strip wood floorboards. Two radiators. Built in under- stairs cupboards. Doors leading off to..

SITTING ROOM 16' (4.88m) x 15' 5" (4.70m):

Large double glazed bay window to the front and double glazed window to the side. Coved ceiling. Picture rail. Feature central minster stone stovax fireplace with stone hearth. Strip wood flooring. Radiator.

DINING ROOM 15' (4.57m) x 12' 3" (3.73m):

Double glazed window to the front. Coved ceiling. Picture rail. Strip wood flooring. Two radiators.

KITCHEN BREAKFAST ROOM 15' 4" (4.67m) x 14' 2" (4.32m):

Two opaque double glazed windows to the side. Modern wood fronted kitchen comprising granite worktop surfaces in cut stone tiled surround. Inset 1 ½ bowl sink with drainer and mixer tap and Insinkerator . Wood fronted cupboards and drawers under with integrated dishwasher, fridge, freezer and washing machine. One cupboard concealing the gas fired boiler. Range master stainless steel fronted professional oven with 6 ring gas hob. Chimney recess with extractor fan

and downlighters. Matching wall mounted cupboards with under lighting. Coved ceiling. Tiled floor. Radiator. Further double glazed window to the rear. Glazed double doors leading through to ..

FAMILY ROOM 15' 5" (4.70m) x 14' 2" (4.32m):

Opaque double glazed window to the side. Strip wood flooring. Radiator. Opaque glazed door leading back to the outside front.

SHOWER ROOM 7' 4" (2.24m) x 4' 5" (1.35m):

Walk in shower with a built-in Mira shower. Walls in full tiled surround with tiled floor. White low level WC. Corner wash hand basin with mixer tap. Extractor fan. Chromed runged radiator.

FIRST FLOOR

LANDING. A generous landing with a large stained and opaque glass sky lantern. Hatch to roof. Radiator.

BEDROOM 1 16' (4.88m) x 15' 6" (4.72m):

Double glazed bay window to the front and double glazed window to the side. Coved ceiling. Two fitted wardrobes. Two radiators.



BEDROOM 2 15' 4" (4.67m) x 14' 2" (4.32m):

Double glazed window to the rear. Two fitted wardrobes. Coved ceiling. Picture rail. Radiator. Ceramic wash hand basin in tiled splashback with cupboard under and led back lite mirror.

BEDROOM 3 15' 11" (4.85m) x 12' 3" (3.73m):

Double glazed windows to the front. Two fitted wardrobes. Coved ceiling. Picture rail. Radiators.

BATHROOM 12' 7" (3.84m) x 6' 3" (1.91m):

Tiled panelled bath with mixer shower tap in tiled surround. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled shower cubicle with electric shower. Downlighters. Chromed rung radiator. Wood effect flooring. Shaver point.

OUTSIDE

The property is approached by a private gate which leads into a pleasant, enclosed garden with two areas of astro lawn and a paved patio. This area enjoys the afternoon and evening sun. There is also a single garage two parking spaces.

TENURE Freehold**COUNCIL TAX Band****WHAT3WORDS** ///broker.rugs.chill

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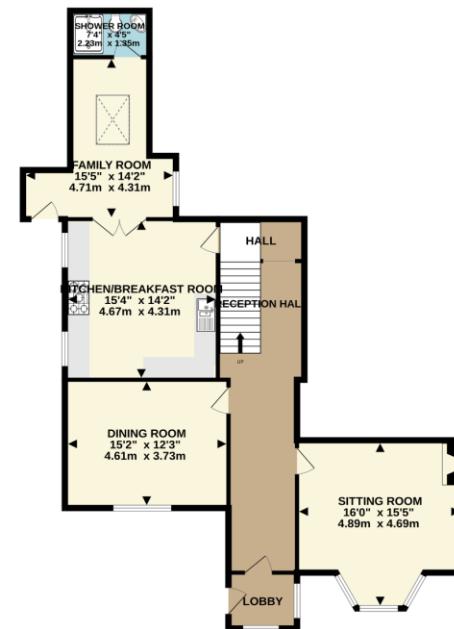
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GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 1910 sq.ft. (177.5 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 and fixtures mentioned in these particulars have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note

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