



Guide Price £350,000
35 St Margaret's View, Exmouth, Devon, EX8 5BJ





A modern link detached house in a quiet sought after location with a private South facing rear garden, garage and driveway parking.

- Light & airy hallway
- Spacious living/dining room
- Kitchen & ground floor cloakroom
- Three good size bedrooms
- Modern/bathroom/w.c.
- Gas central heating & UPVC double glazing
- Private sunny aspect rear garden
- Garage & driveway parking with an EV charger
- Small development in a semi-rural location
- Council Tax Band = D
- EPC = D

Worth viewing because...

This modern link detached house is located at Littleham Village on the edge of Exmouth forming part of a small semi-rural development.

In more detail...

The front door leads to a light and airy hallway with stairs rising to the first floor and doors to all the ground floor rooms including a useful cloakroom. There is a spacious living/dining room with patio doors leading out to the rear garden. The kitchen has a range of units with appliance space and houses the gas central heating boiler. A first-floor landing with a front aspect window then provides access to three generous size bedrooms and a modern bathroom/w.c. with a shower over the bath. The two larger bedrooms have built-in wardrobes. Other features include gas central heating and UPVC double glazing. Externally the front garden is bordered by a driveway with an EV charger which leads to the garage. A side gate and pathway then lead to the rear garden via a pergola. The South facing rear garden is a fine feature of the property being enclosed, mainly laid to lawn and edged with flower/shrub borders.

The coastal town of Exmouth...

The property is situated approximately two and a half miles from the town centre and seafront. 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 Lympstone 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.....

Measurements

Living/Dining room – 22'4" (6.81m) x 11'2" (3.4m) narrowing in the dining area to 9'8" (2.95m)

Kitchen - 10'11" (3.33m) x 8'4" (2.54m)

Bedroom 1 - 11'9" (3.58m) including the door recess x 10'10" (3.3m)

Bedroom 2 - 11'3" (3.43m) x 8'9" (2.67m)

Bedroom 3 - 8'0" (2.44m) x 7'6" (2.29m)

Bathroom/w.c. - 5'7" (1.7m) x 6'5" (1.96m)

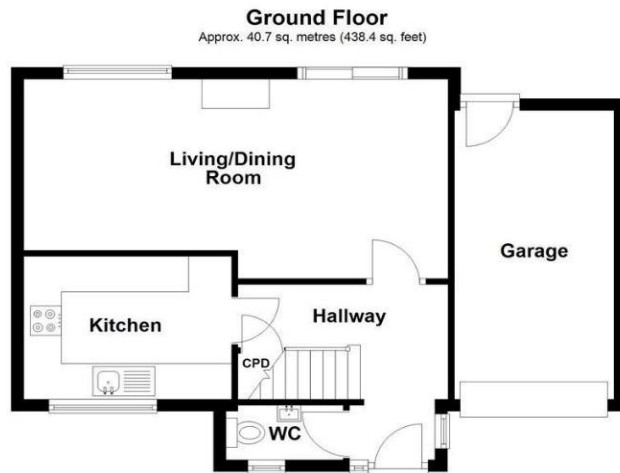
Garage – 16'10" (5.13m) x 8'5" (2.57m)

Services: All mains services are connected

Directional note...

What3words///cashier.ranked.autumn

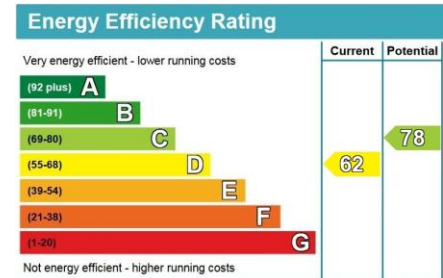




Total area: approx. 78.2 sq. metres (841.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

35 St. Margarets View, EXMOUTH



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 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.

