



Guide Price £525,000
14 Trinfield Avenue, Exmouth, Devon, EX8 3JU



An extended 1930's semi detached house offering spacious and versatile accommodation in a sought-after location with a private rear garden and driveway parking

- Enclosed entrance porch, spacious reception hall and landing
- Attractive sitting room with a fireplace
- Separate dining room & cloakroom
- Modern kitchen/breakfast room with a built-in oven and hob
- Ground floor bedroom 5/study with an en-suite shower room/w.c.
- Four well proportioned first floor bedrooms – one with an en-suite shower room/w.c.
- Family shower room/w.c.
- Gas central heating and UPVC double glazing
- Private East facing rear garden
- Ample driveway parking
- No chain
- Council Tax = E
- EPC = TBC

Worth viewing because...

A substantial extended 1930's semi-detached family house in a great location convenient for local schools, bus routes and the town centre. The property has a private East facing rear garden and driveway parking.

In more detail...

This well-proportioned family home offers extended and versatile accommodation. On the ground floor an enclosed entrance porch leads to a good size reception hall with a fine staircase rising to the first floor. Doors from the reception hall lead to a sitting room with a fireplace having an inset gas fire and a separate dining room with French doors out to the rear garden. There is also a modern kitchen/breakfast room with a built-in electric oven & hob, and a useful cloakroom. Also on the ground floor is bedroom 5 which could easily be used as a study or home office with an en-suite shower room/w.c. A spacious first floor landing then provides access to four well-proportioned bedrooms – one with an en-suite shower room/w.c. and a modern family shower room/w.c. Externally to the front of the house is a wide driveway with ample car parking space. The rear garden is worthy of special mention as it is of an excellent size enjoying much privacy and an Easterly aspect. It is mainly laid to lawn bordered by shrubs, garden sheds and a patio area. There is access around the side of the house from the driveway to the rear garden.

Bear in mind...

This property benefits from having two extensions with a recent garage conversion to create a ground floor bedroom with an ensuite shower room/w.c. The first floor was also extended circa 2005 to provide an additional bedroom and ensuite shower room/w.c.

The Coastal town of Exmouth...

The property is situated approximately a mile and a half from the town centre and slightly further to the 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 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.

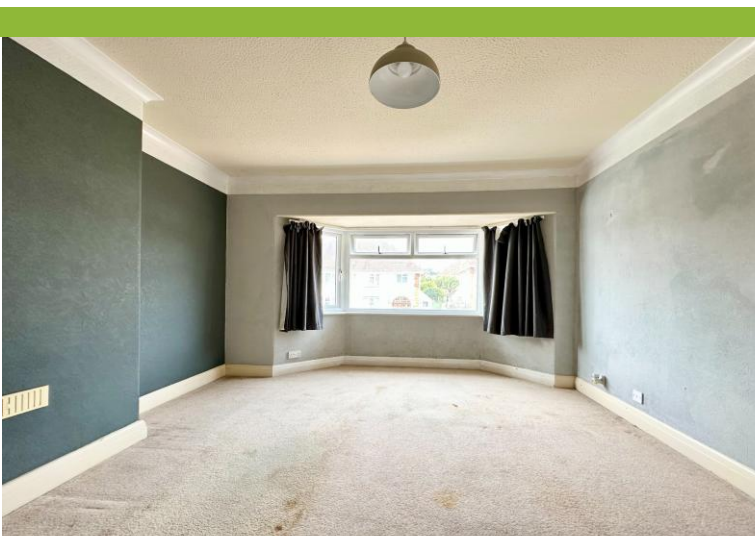
Room dimensions...

Sitting Room: 14'9" max. x 13'2" (4.50m x 4.02m)
Dining Room: 14'10 max. x 10' 11" (4.51m x 3.32m)
Kitchen/breakfast room: 16'10" x 9'2" excluding the recess (5.13m x 2.79m)
Bedroom 5/Study: 10'2" x 7'0" (3.09m x 2.14m)
En-suite: 7'1" x 5'11" (2.16m x 1.80m)
Bedroom 1: 14' 11" max. x 12' 0" (4.55m x 3.66m)
Bedroom 2: 15' 1" max. x 10' 10" (4.60m x 3.31m)
Bedroom 3: 21'1" max. x 7'7" max. (3.53m x 2.37m)
Ensuite: 7'7" x 5'6" (2.30m x 1.67m)
Bedroom 4: 9'2" x 7'5" (2.79m x 2.27m)
Family Shower room: 8' 4" x 5' 7" (2.54m x 1.70m)

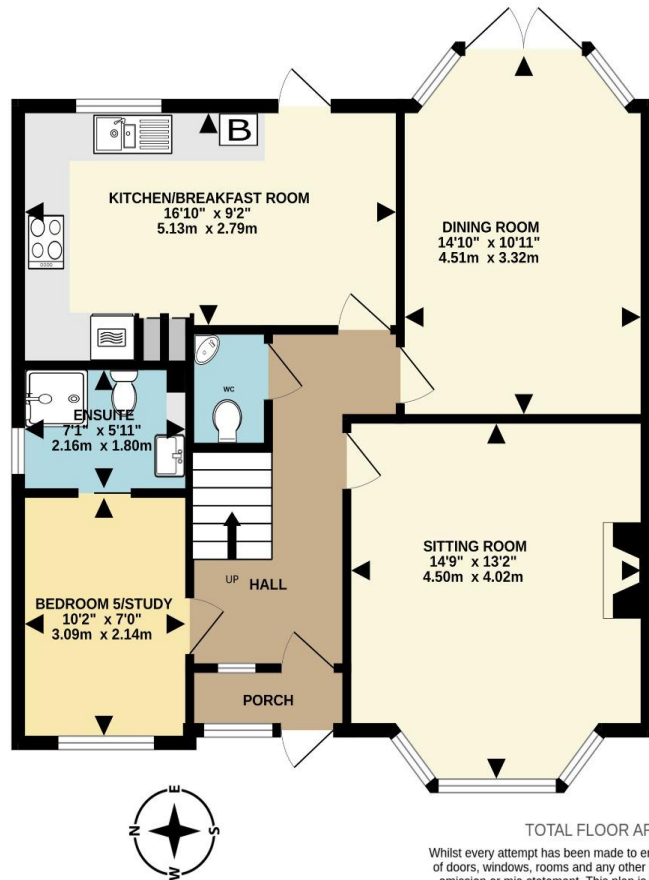
Services: All mains' services are connected.

Tenure: Freehold

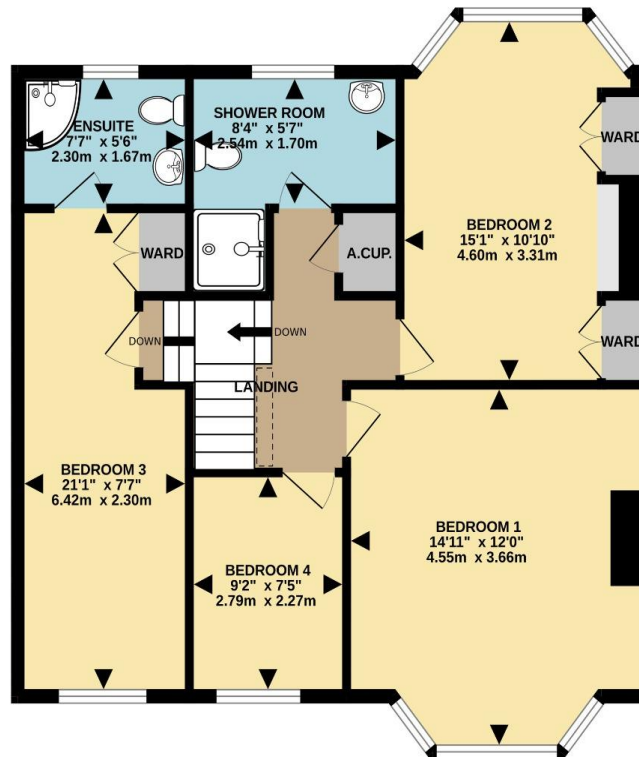
Directions: [what3words///sprint.spider.dips](https://www.what3words.com/sprint.spider.dips)



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



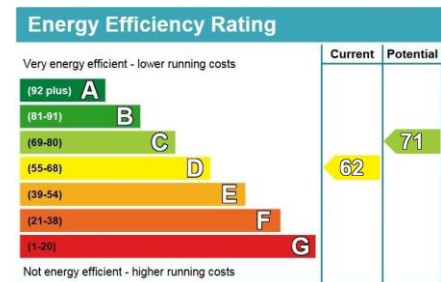
1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1582sq.ft. (147.0 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

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Please Note

Items shown in photographs are not included unless specifically mentioned within the salesparticular, 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.

