





Offers in Excess of £250,000

32 Littleham Road, Exmouth, Devon, EX8 2QH

Hall & Scott
ESTATE & LETTING AGENTS







Extended semi-detached house in need of modernisation on the market for the first time in over 40 years.

- **Sitting/Dining Room**
- **Kitchen**
- **Reception/Sunroom**
- **3 Bedrooms**
- **Sunroom**
- **Double Glazing**
- **Garage with private driveway**
- **Good size front and rear Gardens**
- **Excellent scope for improvement and updating**

DESCRIPTION
An extended semi-detached home offering excellent potential for improvement and modernisation, coming to the market for the first time in over 40 years. The property provides spacious and versatile accommodation, with scope for a new owner to update and personalise to their own taste and style.The ground floor offers a generous sitting/dining room, providing ample space for both relaxing and entertaining, together with a separate kitchen and an additional reception/sun room overlooking the garden. To the first floor are three bedrooms and a family shower room.

Externally, the property benefits from good-sized front and rear gardens, offering plenty of outdoor space and further potential. A garage and private driveway provide valuable off-road parking.
An exciting opportunity for buyers looking for a property with potential, in a home that has been in the same ownership for over four decades.

LOCATION: Littleham is a well-established residential area on the eastern side of Exmouth, benefiting from a range of everyday facilities including local shops, primary school, pub and takeaways, with Exmouth Community College and a Tesco Superstore also within walking distance. Regular bus services provide straightforward access to the town centre and seafront.
Littleham is ideally positioned for access to the coast and surrounding countryside and is particularly well placed for the popular cycle route to Budleigh Salterton. This traffic-free path follows a former railway line, offering a level and scenic route for cyclists and walkers alike.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

ENTRANCE Double glazed entrance door to...

ENTRANCE PORCH Opaque double glazed window to the front and to the side. Tiled floor. Opaque glazed door leads to...

Hall & Scott
ESTATE & LETTING AGENTS

HALLWAY Stairs lead up to the first floor. Storage heater. Doors lead off to...

CLOAKROOM White suite with WC. Wall hung wash hand basin. Opaque window to the side. Tiled floor.

SITTING/DINING ROOM 23' (7.01m) x 11' 4" (3.45m):
Double glazed window to the front. Glazed double doors leading through to the rear sunroom. Feature fireplace. Storage heater.

KITCHEN 10' 10" (3.30m) x 7' 9" (2.36m):
Roll edge worktop surfaces in tiled splash back. Inset white sink with drainer and mixer tap. Four ring electric hob. Built-in double oven. Fitted storage. Space for fridge and freezer. Further mounted storage cupboards. Built-in under stairs larder cupboard. Window to the rear and glazed door. Tiled Floor.

RECEPTION ROOM 12' 10" (3.91m) x 7' (2.13m):
Double glazed window to the rear. Electric heater. Opaque double glazed door leads to...

OUTHOUSE Double glazed window to the rear and glazed door leading to the outside. Passageway with a door leading back to the entrance lobby. Opaque sliding door to…

GARAGE 17' 4" (5.28m) x 7' 9" (2.36m): Remote controlled roller door. Power and light.

FIRST FLOOR

LANDING. Double glazed window to the side. Hatch to roof. Fitted storage cupboards. Night storage heater, Doors off to.

BEDROOM 1 12' 2" (3.71m) x 9' 10" (3.00m):
Double glazed window to the front. Storage heater. Range of fitted wardrobes with cupboards above.

BEDROOM 2 10' 10" (3.29m) x 9' 10" (2.99m):
Double glazed window to the rear. Range of fitted wardrobes with cupboards above.

BEDROOM 3 8' 2" (2.49m) x 7' 5" (2.25m):
Double glazed window to the front. Fitted double wardrobe and cupboard over the head of the stairs.

SHOWER ROOM 8' 1" (2.47m) x 7' 5" (2.25m):
Fully tiled shower cubicle with electric shower. Pedestal wash hand basin with mixer tap. WC. Two opaque double glazed windows to the rear. Cupboard housing the hot water cylinder. Shelving. Electric runged radiator.







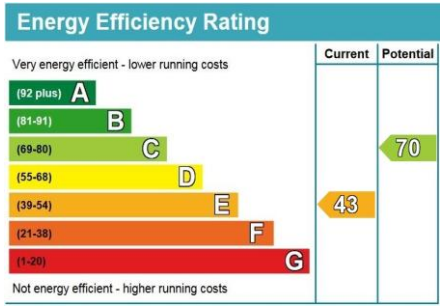
Hall & Scott
ESTATE & LETTING AGENTS

OUTSIDE: To the front, the property benefits from a private driveway for one vehicle, also a large hard-standing paved patio with a raised planted border. The rear garden has been hard landscaped with some mature, planted borders.

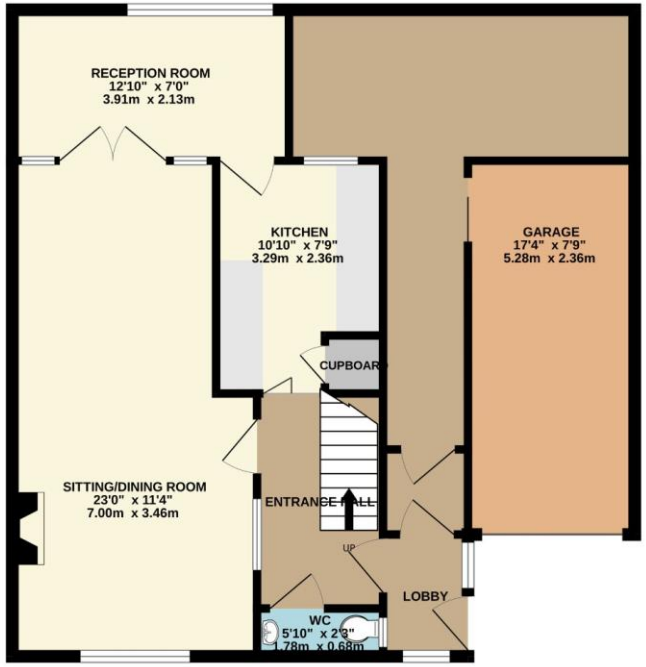
DIRECTIONS: The property is located approximately 1.5 miles from the town centre. From the town centre proceed along Rolle Street/Rolle Road. At the roundabout, take the first exit onto Salterton Road/B3178. Follow this road for just over a mile. At the second set of traffic lights turn right onto Littleham Road and this property will then be found further along on the right-hand side.

WHAT3WORDS: ///always.wished.wake

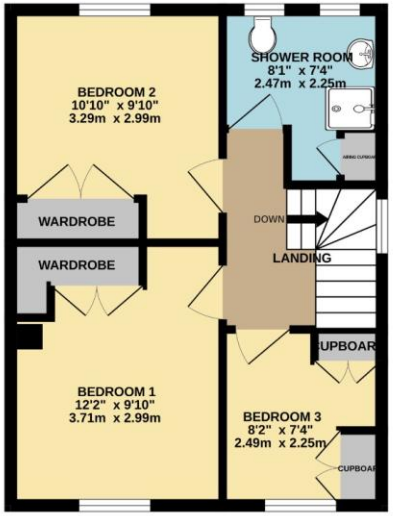
TENURE: Freehold
COUNCIL TAX BAND: Band C £2,290.00
BROADBAND: Basic12 Mbps | Superfast 80 Mbps |Ultrafast10000 Mbps



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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 particular, 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.

Hall & Scott
ESTATE & LETTING AGENTS