



Littleham Road, Exmouth, Devon, EX8

PILKINGTON ESTATES

Offers Over: £550,000

Freehold

Littleham Road, Exmouth, Devon, EX8

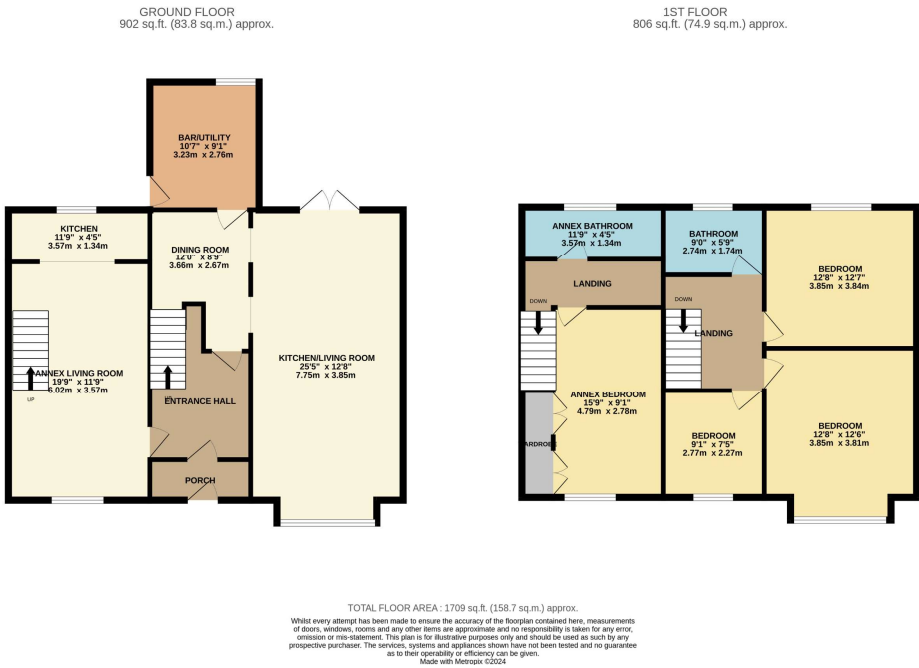
This beautifully presented, spacious four-bedroom semi-detached home offers exceptional versatility, featuring a fully self-contained annexe with both internal access from the main house and a separate private entrance.

Arranged across two floors, both the annexe and the main house provide well-designed living spaces. The annexe boasts a generous living room that opens into a modern kitchen, with a double bedroom and bathroom located on the first floor, making it perfect for guests or independent living.

The main house is equally impressive, with a stunning open-plan kitchen and living area ideal for entertaining. The kitchen features sleek contemporary wall and base units, a central island with a breakfast bar, and flows seamlessly into the living space. Additional highlights include a separate formal dining room, a chic fitted bar, stylish modern bathrooms, and convenient off-road parking.

This property offers excellent potential for multi-generational living or an additional income stream, as the annexe has previously been a successful Air BnB/holiday rental.

Located in the charming village of Littleham, the home is just moments from the sought-after Sandy Bay resort and within easy reach of Exmouth’s town centre and beautiful seafront. EPC: D.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

