

St. Johns Road, Exmouth, Devon, EX8

Offers Over: £800,000 Freehold

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We are delighted to present this charming detached four-bedroom residence, nestled in a peaceful semi-rural yet convenient location on the outskirts of Exmouth. Set within approximately a third of an acre of beautifully landscaped gardens, recently enclosed by new timber fencing, this home offers a perfect blend of space, comfort, and future potential.

A private gated entrance leads to a sweeping driveway, providing ample parking and access to a double garage. The well-appointed accommodation includes a welcoming sitting room and dining room, a kitchen opening into a bright breakfast/family room, and a downstairs cloakroom/WC. The adjacent garage and utility space house a modern gas boiler, replaced in 2020, serving central heating and hot water.

On the first floor, there are four bedrooms, including a dual-aspect main bedroom, all serviced by a family bathroom. The expansive gardens are a standout feature, boasting a substantial log cabin and a summerhouse, both with power and light connected, offering versatile additional space.

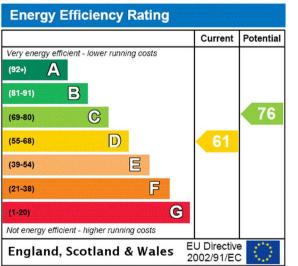
The property benefits from approved planning permission (Ref: 23/0345/FUL) for a significant two-storey extension, enhancing the accommodation over two levels. With its idyllic setting, generous outdoor space, and development potential, this home is a rare opportunity. Viewing is highly recommended. EPC: D.











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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.