



**St. Johns Road, Exmouth, Devon, EX8**

**Offers Over: £800,000**

*Freehold*



# St. Johns Road, Exmouth, Devon, EX8

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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

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