

Mirador, Foxholes Hill, Exmouth, Devon





A light and airy three bedroom home near Orcombe Point, with **stunning coastal views** across Lyme Bay to Berry Head Light House.

Summary of accommodation

Ground Floor

Porch | Reception hall | Sitting room | Living room | Sun room | Kitchen/dining room | Larder | Utility | Bedroom/study | Shower room
Two cloakrooms

First Floor

Two bedrooms | Bathroom | Eaves storage

Outside

Garage | Studio/garden room | Garden

Distances

Exmouth town centre 1.2 miles, Exmouth station 1.5 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.6 miles
Exeter Airport 10.5 miles (1 hour to London City Airport), Exeter city centre 11.8 miles
Exeter St. David's station 12.8 miles (2 hours to London Paddington)
(All distances and times are approximate)



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Location

The property is in a desirable location, moments from Exmouth Beach East and Orcombe Point, and within easy reach of the restaurants and cafés of The Esplanade and Exmouth's vibrant town centre, with its variety of shops and amenities.

The town enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. Exmouth is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is easy access nearby to many miles of coastal path starting at 'The Geoneedle' at Orcombe Point. The Exe Estuary offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The area also has a variety of water sports in addition to equestrian and golfing pursuits.

Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and excellent shopping and leisure facilities, including a modern precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

The property

This impressive, detached home offers beautifully appointed accommodation, with much of the living space taking advantage of the south-facing aspect to welcome plenty of sunlight throughout the day.

The ground floor has a comfortable sitting room with a brick-built fireplace and double doors leading to the sunroom with its ceiling lantern skylight and magnificent panoramic views along the coast. Also on the ground floor, the living room is a second conservatory-style reception room with tiled flooring and sliding glass doors opening onto the attractive front garden.



The kitchen and dining room has a spacious feel with its vaulted ceilings and skylights overhead. It has plenty of storage in wooden fitted units to base and wall level, as well as integrated appliances including a double oven and an induction hob with an extractor hood. There is space for a family dining table, while bi-fold doors connect to the living room beyond.



There is one double bedroom on the ground floor, which could be used as a study if required. Upstairs there are a further two well-proportioned double bedrooms and extensive eaves storage. The family bathroom can be found on the first floor, while there is an additional shower room on the ground floor.



Garden and grounds

At the entrance to Mirador, gates open onto the driveway, which leads to the rear of the house, where there is parking space for several vehicles and access to the detached garage. The garden is mostly to the front, where there is a south-facing aspect and spectacular coastal views. It includes paved terracing and steps leading to a lower area of lawn, with various trees, shrubs, hedgerows and perennials flowers.

Services

Mains gas, mains water and electricity

Directions

Postcode: EX8 2DF

What3words: ///stamp.master.turned)

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: D

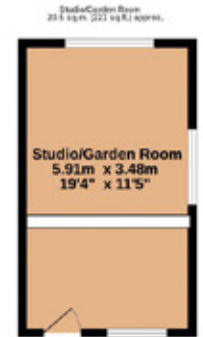
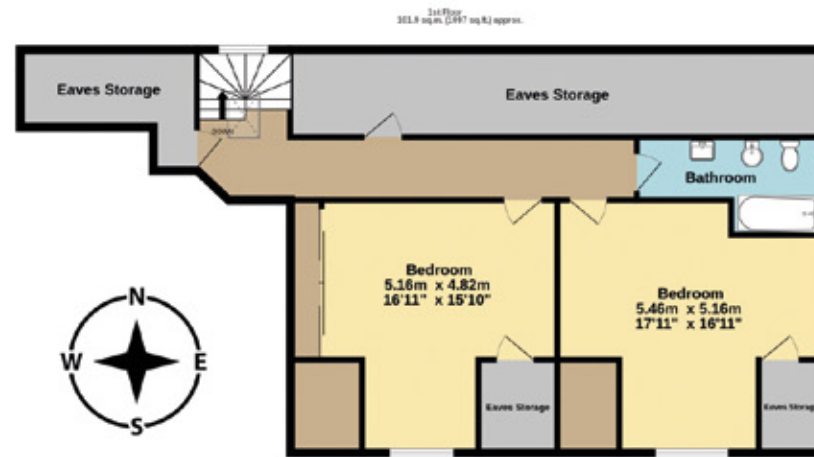


Approximate Gross Internal Floor Area

305.6 sq m (3290 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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