

155 St. Johns Road, Exmouth, Devon





A striking modern home with four bedrooms and **stylish accommodation**, in a sought-after Exmouth setting.

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Garage

First Floor: Kitchen/sitting/dining room | Utility | Principal bedroom with en suite shower room | Three further bedrooms, one en suite
Family bathroom

Outside: Gardens

Distances

Exmouth town centre 2.4 miles, Exmouth station 2.6 miles (32 minutes to Exeter St. David's), M5 Junction 30 7.6 miles

Exeter Airport 9.8 miles (1 hour to London City Airport), Exeter city centre 10.8 miles

Exeter St. David's station 12.0 miles (2 hours to London Paddington)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Location

The property is in a desirable north Exmouth location, two miles from the beach, the restaurants and cafés of The Esplanade and the 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, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. 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 access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.

The Cathedral City of Exeter has an intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

The property

This modern detached family home features striking contemporary looks and attractive accommodation. There are four bedrooms and light, airy open-plan living, all laid out on its upper level with clean, neutral styling and high-quality fittings throughout. Outside, the house features stunning white rendered and clad elevations and an eye-catching off-set gabled roof.

The entrance hall on the ground floor provides access to the garage and a cloakroom, with the staircase leading to the main upstairs living space.



The 26ft open-plan kitchen, sitting room and dining room is located at the rear and features a high, sloping ceiling, two large skylights and sliding glass doors at the rear opening onto the patio. There is ample space for a seating area and a family dining table, while the kitchen has sleek fitted units, a central island and integrated appliances.



The double bedrooms are all on the upper level. One of the bedrooms would be ideal for use as a study or a separate, private reception room if required.

Two of the bedrooms offer en suite shower rooms, with one featuring French doors opening onto a balcony at the front, while the other benefits from built-in storage. There is also a family bathroom with a freestanding bathtub and a separate walk-in shower unit.

Garden and grounds

At the front of the property, the driveway provides parking space for several vehicles and access to the integrated garage for further parking or home storage. The front garden features various established shrubs, while at the rear is a well-presented landscaped garden with a spacious area of patio for al fresco dining and a large, level bed above, which could be laid to lawn if preferred. The rendered, whitewashed walls to the front and rear match the elevations of the house and help to create a cool, tranquil environment in which to relax.

Services

Mains gas, electricity and water.

Directions

Postcode: EX8 4EW

what3words: ///slows.flows.figure

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band F

EPC Rating: B

Guide Price: £795,000



Approximate Gross Internal Floor Area 168.4 sq.m. (1813 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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