



9D PORTLAND AVENUE

Exmouth, Devon



A STYLISHLY DESIGNED AND IMMACULATELY PRESENTED FAMILY HOUSE

Situated in a favourable residential area of the town, within an easy walk of the beach.

Summary of accommodation

Ground Floor: Reception hall | Open plan drawing/dining room | Kitchen/breakfast room | Sitting room | Cloakroom | Boot room
Underfloor heating throughout

First Floor: Landing and balcony | Two bedroom/shower room suites | Two further bedrooms | Family bathroom

Second Floor: Principal bedroom/dressing room/shower room suite

Outside: Garage building with gym, laundry room, shower room and office/studio above | Parking | Terraces and gardens

Distances: Exmouth Beach 0.5 miles, Exmouth Station 1 mile, M5 (Junction 30) 8 miles, Exeter 11 miles
(All distances are approximate)

SITUATION

Exmouth occupies a beautiful coastal location at the mouth of the River Exe Estuary. It is a traditional resort with promenade, Georgian architecture and a bustling town centre with a vibrant shopping area. There is a diverse selection of shops, supermarkets, cinema, cafés, pubs and restaurants, including the River Exe Café.

The two mile beach with its golden sands provides excellent opportunities for water sports including windsurfing and kite surfing, and the popular marina offers further facilities for sailing alongside cafés, restaurants and boutique shops.

The town has a selection of primary schools and a secondary school, as well as several private schools in the surrounding area. Local golf courses include nearby Woodbury Park. There are ferries from Exmouth to Starcross and Topsham.

There are many opportunities for walking and cycling locally, including the Exe Estuary Trail – a 16 mile, mainly flat cycle and walkway around the estuary. The Exe Estuary is an Area of Outstanding Natural Beauty. The coastal path begins at ‘The Needle’ at Orcombe Point, marking the start of the World Heritage ‘Jurassic Coast’. The South West Coast Path continues along the spectacular coastline towards Budleigh Salterton, Sidmouth, Branscombe and Beer.

Exmouth benefits from a train station with regular services to Exeter, via the villages of Lympstone and Topsham. There is easy access to Junction 30 of the M5 motorway, Exeter Airport and the university and cathedral city of Exeter, where there are mainline connections to London (Paddington and Waterloo).



THE PROPERTY

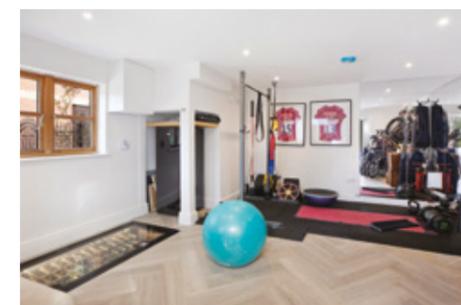
9D Portland Avenue is situated within the sought-after ‘Avenues’ area of Exmouth and is an easy walk down to the beach or into the town centre.

The house is set well back from the road and provides beautifully presented and stylishly designed, spacious accommodation arranged over three floors. The layout includes two main open-plan family living rooms with full-height glazed bay windows positioned on either side of the reception hall, as well as a luxurious principal suite on the top floor.

Gates from the road open to a driveway leading into a broad parking and turning area. From here, a paved terrace leads to the front door and into the reception hall, which features stone paved flooring and glazed double doors. These doors open into the open-plan drawing and dining room with herringbone wood flooring. The room includes a sitting area with a fitted dresser to accommodate a TV, cupboards and shelving, along with a separate dining area.

On the opposite side of the reception hall, further glazed double doors open into the light and spacious kitchen/breakfast room incorporating a fully fitted kitchen with island, breakfast bar, integrated appliances, and a dining area with French doors opening to the terrace and gardens. Off the kitchen is a cosy sitting room and cloakroom, and a further door from the hall leads into the boot room with Belfast sink.

The staircase rises to the large first-floor landing with sitting area and French doors out to the balcony overlooking the front garden. On this floor are two bedrooms with bay windows, fitted wardrobe cupboards and en suite shower rooms at the front of the house, and two further bedrooms and a family bathroom (with both bath and shower) to the rear.





The staircase continues to a luxurious principal suite on the second floor, including a bedroom with two freestanding side-by-side bathtubs offering a sea view, and French doors to a Juliette balcony. The en suite shower room includes twin showers, twin basins and underfloor heating, and the dressing room is fitted with extensive wardrobe cupboards, while the top floor also benefits from air conditioning.

Adjacent to the driveway and parking area is a detached garage building currently set out as a gym, underfloor wine cellar, laundry room, shower room, and stairs up to an office/studio.

Beside the driveway and to the front of the house is the enclosed front garden with paved terrace and level lawn edged by planted borders, ornamental shrubs and trees. To the side of the house is a large decked terrace providing a delightful outdoor sitting and dining area. There is an outside shower attached to the back of the garage building and further level lawns extend to the rear of the house, where there is a potting shed.

PROPERTY INFORMATION

Tenure: Freehold

Services: TBC

Local Authority: East Devon District Council: 01404 515616

Council Tax: Band G

EPC: C (76)

Directions: EX8 2BS | **What3words:** ///rents.gates. fever



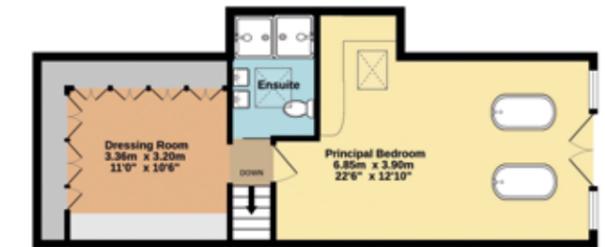
Ground Floor
120.6 sq.m. (1298 sq.ft.) approx.



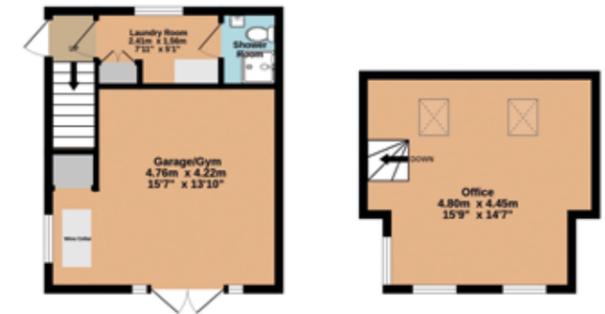
1st Floor
113.7 sq.m. (1223 sq.ft.) approx.



2nd Floor
48.2 sq.m. (518 sq.ft.) approx.



Gym/Office
47.4 sq.m. (511 sq.ft.) approx.



Approximate Gross Internal Area
329.9 sq.m. (3551 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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