







## SITUATION

Situated at the mouth of the River Exe, Exmouth is the gateway town to the western end of the Jurassic coastline, a UNESCO World Heritage Site, whilst the Exe Estuary is of international importance for wildlife. Along with the golden sandy beaches, the town offers a diverse selection of shops, places to eat and things to do, including top quality water sports. Nearby are Lypstone and Woodbury Common which provide excellent riding, cycling and walking routes across uninterrupted countryside. Within walking distance from the property are a range of local amenities including the Primary School, Shops and Surgery. Exmouth provides direct access to the larger towns and cities of Exeter, Bristol, Plymouth and London Paddington via its mainline train station. The convenient road links encompass the A30 and the M5 nearby with Exeter Airport, just over 12 miles away, for international flights.





**DESCRIPTION** A superbly presented four bedroom family house, with expansive accommodation including a contemporary kitchen-dining Room, separate living room and conservatory. Upstairs there are four good sized bedrooms, each with a fabulous view across the town, gardens or towards the dramatic coastline. A large single garage adds additional storage while the rear garden is wonderfully private and neatly terraced, including a outside bar and BBQ area.

**ACCOMMODATION** Front steps lead you up to a covered porchway and the front door, which opens into a spacious and welcoming hallway. Here there is ample space for coats and boots with a door opening into the ground floor W/C, stairs lead to the first floor and double doors open into the living space. The Living Room is a particularly spacious room enjoying a superb view over Exmouth and the surrounding coastline. A gas fire beneath a handsome fire surround helps to make this space especially cosy in the winter, while there is ample space for multiple sofa's and soft chairs to relax in an evening. The Kitchen/Dining Room has been well thought out to include an array of wall and base mounted kitchen units, arranged to form a peninsular and make this a wonderful entertaining space. There is space for a large fridge freezer and gas range, with integrated dishwasher and stainless steel sink with draining board.



Adjoining the kitchen is a separate utility room, a really practical room with space for the washing machine and tumble dryer, doors to the back garden and internal door into the garage. The garage has light and power connected and a up and over door. Off the dining room is a large conservatory which offers a fantastic connection into the garden and adjoining patio.









Upstairs there are four good sized bedrooms arranged off a light hallway. The master bedroom is to the front of the house and enjoys a superb view across the town and coastline, as well as an en-suite shower room and built-in wardrobes. Bedrooms 2 and 3 are also good sized double bedrooms while bedroom 4 is a nice single room with a view across the garden. Completing the upstairs accommodation is a well finished family bathroom comprising of a panel bath with shower over, W/C and pedestal basin.

**OUTSIDE**

To the front of the house is a parking space and small piece of front garden which has been primarily laid to lawn and interspersed with specimen shrubs. The rear garden is wonderfully private, with an attractive area of patio immediately adjoining the house and conservatory. A path leads you up to a further terrace with covered bar and BBQ area, the perfect place to enjoy the summer.

**SERVICES**

All mains services are connected, mains gas, water, electric and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

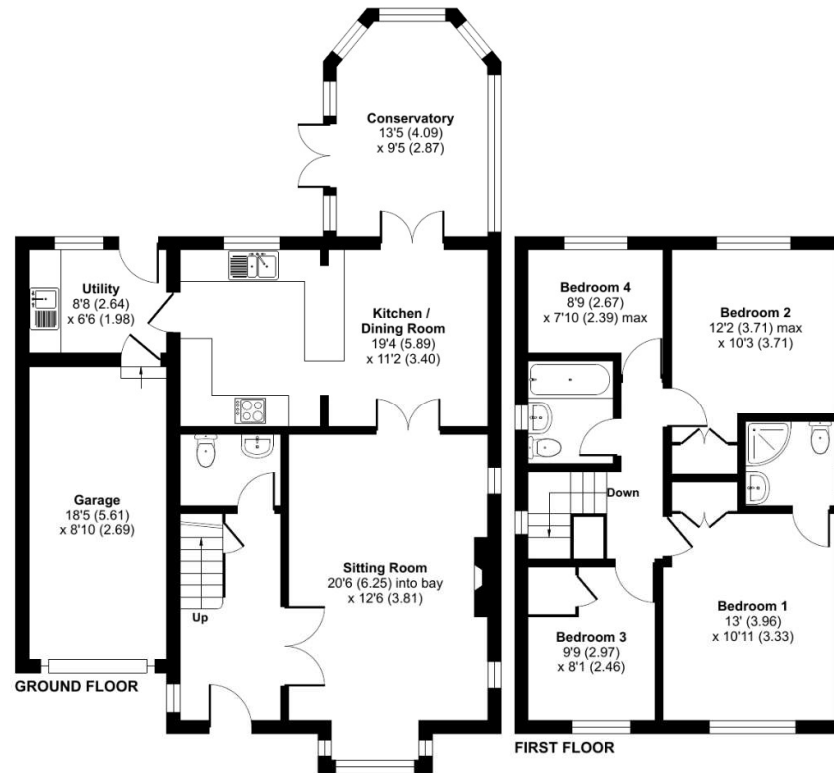
## Ivydale, Exmouth, EX8

Approximate Area = 1353 sq ft / 125.6 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1513 sq ft / 140.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Smart Estate Agent Exmouth Ltd. REF: 1083353



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