



28 Foxholes Hill Exmouth

**W2**  
ESTATES

# 28 Foxholes Hill Exmouth | EX8 2DQ

Guide Price £825,000



## Property Summary

This spacious, light and airy detached bungalow enjoys an enviable elevated location at Foxholes Hill in Exmouth. With views across the surrounding area towards the sea and the South Devon coastline beyond.

The property is entered through a large, enclosed vestibule which provides a practical place to store bikes and wet gear after a day on the coast. A reception hall then leads to the well-planned accommodation which includes 2 reception rooms, one featuring an open fireplace and both benefitting from french doors leading to the rear south-easterly facing gardens. In addition, there is a sizable conservatory overlooking a raised patio which is a lovely space to enjoy al-fresco dining whilst taking in the wonderful coastal views.

A large kitchen with range-style oven offers access to the dining room creating a lovely sense of connection and space. With three bedrooms (principal en-suite) and a family bathroom, the bungalow creates a great home with the advantage of accommodating visiting guests or extended family members alike.

The property is fully double glazed throughout and has the advantage of private solar panels on the roof which we understand reduce electricity costs by using the 'feed in' tariff (awaiting further details).

Outside, the bungalow is accessed across a private driveway with parking for several cars plus a level lawn to one side. This in turn leads to the attached single garage with power and lighting, a window to one side plus an electric roller door.

To the rear are mature lawned gardens. The picturesque views can be taken in whilst capturing the sun throughout the day.



- Spacious Detached Bungalow With Great Sea Views
- Three Bedrooms (Principal With En-Suite Bath/WC)
- 2 Generous Reception Rooms
- Family Bathroom/WC
- Large Conservatory With Vaulted Glass Roof
- Large Useful Enclosed Vestibule
- Lawned Gardens To Front & Rear
- Driveway Parking & Attached Garage
- No Onward Chain



## Out & About

Exmouth is situated on the East Devon coast, where the River Exe meets the sea. The town offers a diverse range of shops, places to eat and things to do, including water sports such as sailing, windsurfing and kite-surfing, fantastic routes for cycling and walking, start of the Jurassic Coast World Heritage site and unique cultural events as well as two miles of stunning sandy beaches that are a joy whatever the weather. A modern marina lies to the West with annual berthing facilities and a good selection of maritime commerce.

Since the Regency period when seaside holidays became fashionable, people have been coming to Exmouth to enjoy the scenery, the great choice of restaurants and the huge range of leisure activities, not to mention the many benefits of just living near the coast. With excellent transport links including a rail line direct to the Cathedral City of Exeter, stopping at the many picture-postcard estuary-side villages along the way.

Exeter International Airport is also within an easy commute taking around 20 minutes by car.

Both primary and secondary schooling are well catered for with a number of highly regarded private schools also within the area.

With so much on offer it is understandable why the town has become so popular among buyers from all walks of life.

## On The Doorstep

On foot and within minutes heading down a coastal path you arrive at the beach with miles of golden sands and superb views out to sea and to the South Devon coast.

Along The Esplanade which runs the length of the beach are many cafes, restaurants and shops including a well stocked Budgens for those Sunday papers and last minute provisions. Exmouth Pavilion and Ocean provide a range of entertainment along with the Sideshore watersports centre and Mickeys bistro from renowned Michelin starred chef Michael Caines.

Access to the the South West Coast path is also moments away and provides stunning cliff top walks and access to other beaches along the Jurassic Coast including the regency towns of Budleigh Salterton and Sidmouth.

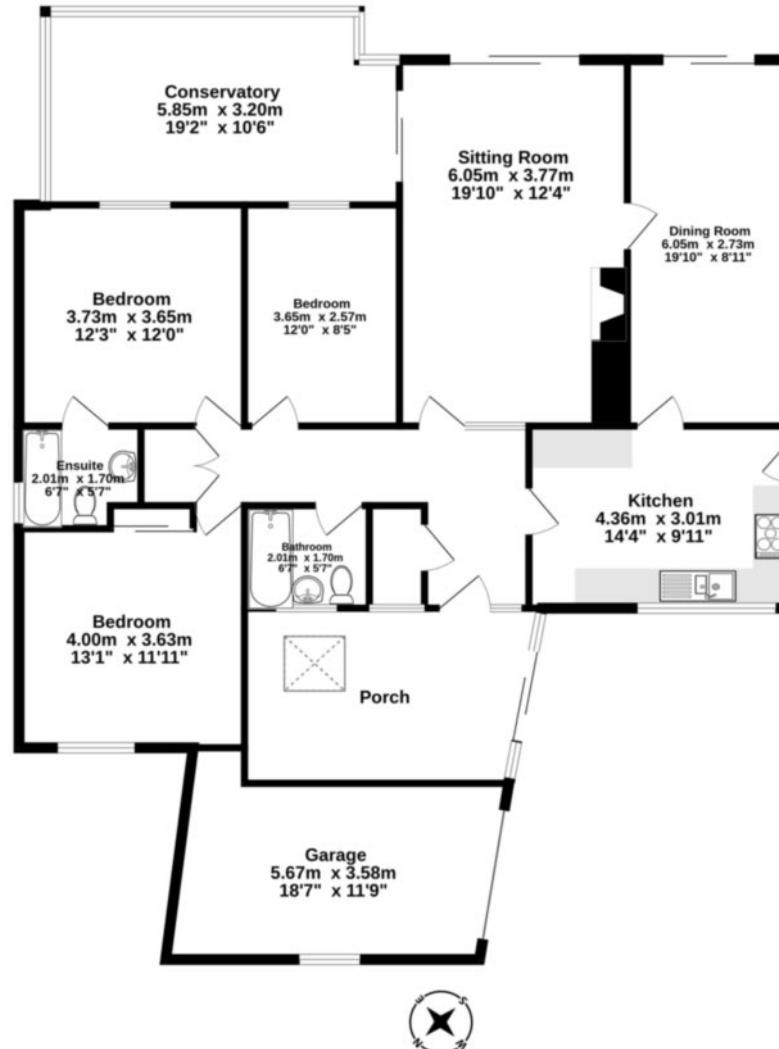
## Directions

From Queens Drive on the sea front, with the sea on your right, proceed to the RNLI station and follow the road around to the left until reaching the roundabout. Take the third exit onto Foxholes Hill following the road around the bend and continue past open amenity land on the right where No.28 can be found almost immediately after.





**Ground Floor**  
155.3 sq.m. (1672 sq.ft.) approx.



TOTAL FLOOR AREA : 155.3 sq.m. (1672 sq.ft.) approx.



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**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** C