



1A Halsdon Avenue Exmouth

W2  
ESTATES



# 1A Halsdon Avenue Exmouth | EX8 3DL

Guide Price £550,000



## Property Summary

This exceptionally spacious and well-presented detached bungalow offers a rare opportunity to buy such a well-planned, single level dwelling in this extremely sought-after location on the Western edge of Exmouth town with all amenities close to hand.

The accommodation is generously proportioned throughout with large bedrooms and generous reception rooms including the advantage of having both a bathroom with WC and a separate shower room with WC.

The sitting room enjoys a southerly aspect and leads directly into the dining room which in turn offers access to a modern extended garden room, adding the distinct advantage of a third reception room.

With a fine Oak fronted kitchen offering ample workspace and separate utility spaces this property would suite those keen to entertain friends and family alike.

Outside, the front of the property is approached across a large driveway with plenty of parking plus a detached garage with power and lighting.

The rear gardens are paved and lawned, providing an excellent low maintenance area to enjoy the sun throughout the day and into the evening.

It is worth noting that the attic is quite a significant space with great potential for conversion subject to the necessary contents being obtainable.





- Sizeable 2 Bed Detached Bungalow
- 3 Reception Rooms
- Superb Spacious Oak Fronted Kitchen
- Separate Utility Space & New Boiler With 10 Year Warranty
- Bathroom/WC & Separate Shower Room/WC
- Ample Driveway Parking Plus Detached Garage
- Secure Enclosed Gardens With Summerhouse
- Beautifully Presented Throughout
- Fantastic Position, Close To All Amenities
- 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 selection of shops, places to eat and things to do. The long list of activities on offer includes top quality water sports such as sailing, windsurfing, paddle boarding and kite-surfing, fantastic routes for cycling and walking, internationally-acclaimed nature reserves and unique cultural events as well as two miles of stunning beach that are a joy whatever the weather.

The new Sideshore development offers space to eat, meet and enjoy the beach starting at the beach bar, café and restaurant run by Michael Caines to Edge Watersports run by World champion kite surfer Steph Bridge and her family offering watersports tuition and equipment hire.

The prestigious Exmouth Marina development overlooking the mouth of the River Exe Estuary has provided even greater choice for sailing enthusiasts with 12 month berthing, servicing and chandlery facilities, on-site parking and a lovely range of shopping and dining facilities including the famous Rockfish restaurant by Mitch Tonks located on the waters edge. Seasonal water taxi services also provide access to Starcross and the famous River Exe 'floating' café.

The town has its own hospital in addition to excellent transport links including a rail line direct to the Cathedral City of Exeter, stopping at the many sought after estuary-side villages along the way.

The area offers good road links to the M5, and Exeter International Airport is within an easy commute.

Both primary and secondary schooling are well catered for and there are also a number of highly regarded private schools 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

Enjoying a quiet setting, yet still being within a convenient walk into the town centre with its fabulous variety of shops, restaurants and general services including bus and train lines. M & S Foodhall and Co-op are also both within a miles walk for those everyday needs.

Moments away is Carter Avenue with a modern play area en-route to the popular River Exe Estuary cycle/pedestrian trail along the river to the picturesque estuary-side villages of Lympstone, Topsham and Exeter is just a few yards from the property. The recreation grounds are also within convenient reach as is Phear Park with children's play area, skate park, local cafe plus pitch & put. Various sports clubs including sailing, rugby and football are all available locally.

## Direction

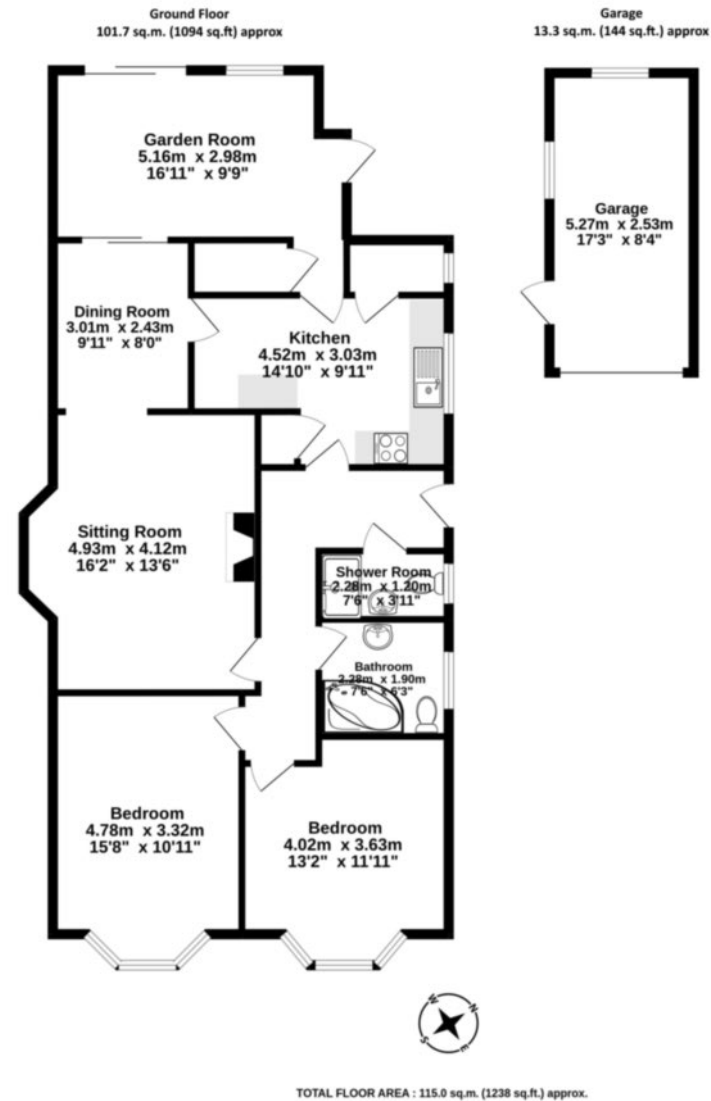
Upon reaching Exmouth on the main Exeter Road (A376) pass the welcome to Exmouth sign and continue up the hill. After passing the Shell petrol station on the right-hand side turn right into Belle Vue Road. Turn left at the crossroads into Halsdon Avenue. No. 1a can be found just down the road on the right-hand side.







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



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