



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 56      | 72        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| WWW.EPC4U.COM                               |         |           |

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5 Claredale Road, Exmouth, EX8 2EE

GUIDE PRICE

£750,000

TENURE Freehold



**A Rare Opportunity To Acquire A Well Positioned Four Bedroom Detached Property With Wrap Around Garden Within Easy Access To Exmouth Beach. In Need Of Modernisation Throughout With Scope To Extend (Subject To Required Consents) To Create A Beautiful Family Home.**

Impressive Reception Hall \* Dual Aspect Lounge Separate Dining Room  
Kitchen/Breakfast Room \* Ground Floor Utility/Wc \* Four First Floor Bedrooms \* En-Suite  
Modern 'Jack And Jill' Style Shower Room/Wc \* Bathroom Separate Cloakroom/Wc  
General Refurbishment Required \* Viewing Highly Recommended

## 5 Claredale Road, Exmouth, EX8 2EE

This 1930's built property stands in one of Exmouth's highly desirable cul-de-sacs, approximately half a mile from the beach. Exmouth is situated on the South Coast of East Devon where the River Exe meets the sea. The town offers an excellent range of day to day amenities including shops, eateries, cafes, leisure facilities and public houses. Surrounded by beautiful Devon countryside, the town has over three miles of golden beaches and a wide range of water sports are on offer as well as good walking and cycling routes. The vibrant City of Exeter is just eleven miles away with it's M5 connections and airport.

**THE ACCOMMODATION COMPRISES:** Open entrance porch with front door giving access to:

**ENTRANCE VESTIBULE:** Glazed panelled inner door to:

**SPACIOUS RECEPTION HALL:** Solid wood varnished flooring, radiator, impressive turning staircase with double glazed window on half landing with radiator, rising to first floor landing, with useful understairs storage cupboards beneath. Feature porthole style leaded light window.

**UTILITY/WC:** 2.13m x 1.7m (7'0" x 5'7") Pedestal wash hand basin, WC, plumbing for automatic washing machine, part tiled walls, radiator, double glazed window with patterned glass.

**LOUNGE:** 5.13m x 3.99m (16'10" x 13'1") A bright dual aspect room with double glazed windows to front and side aspects, double glazed door giving access to the gardens. Fireplace with tiled hearth housing living flame-effect coal gas fire, TV point, two radiators.

**DINING ROOM:** 4.27m x 3.96m (14'0" x 13'0") A spacious reception room with tiled fireplace and hearth housing electric coal-effect fire, two radiators, TV point, double glazed window to front aspect.

**KITCHEN/BREAKFAST ROOM:** 5.11m x 3.18m (16'9" x 10'5") A bright dual aspect kitchen with four sets of windows overlooking the side and rear aspects. Comprising of wood-effect worktops with tiled surrounds, inset one and a half bowl single drainer sink unit, cupboards and drawer units, dishwasher space beneath, four ring gas hob with extractor fan over, serving hatch to dining room, built-in oven and grill, Potterton gas boiler for hot water and central heating housed in chimney recess, wall mounted cupboards, breakfast area fitted with seating, door to:

**REAR PORCH:** Courtesy light, access through to the rear garden.

**FIRST FLOOR LANDING:** Large access point to roof space via loft ladder, this area could be converted to additional accommodation if required subject to the necessary consents. Airing cupboard housing lagged water cylinder and slatted shelving.

**BEDROOM 1:** 4.37m x 3.99m (14'4" x 13'1") A spacious main bedroom with double glazed window to front aspect, radiator, TV point, door to:

**ENSUITE SHOWER ROOM/WC:** 3.23m x 2.26m (10'7" x 7'5") (also accessed from the landing) Fitted with an ease of access double width shower tray with shower splash screen and door, shower unit and seat. Pedestal wash hand basin, two mirror fronted medicine cabinets, bidet, WC, radiator, part tiled walls, double glazed window.

**BEDROOM 2:** 10'10 x 10'9 Pedestal wash hand basin with tiled splashback and mirror over, radiator, fitted wardrobe with cupboard over, double glazed window to front aspect.

**BEDROOM 3:** 4.01m x 2.39m (13'2" x 7'10") Double glazed window to side aspect, radiator, wash hand basin with mirror and light over.

**BEDROOM 4:** 3.96m max x 2.54m (13'0" x 8'4") Wash hand basin set in display surface with drawer unit beneath and fitted mirror and light over, built-in wardrobe, radiator, double glazed window to front aspect.

**BATHROOM:** 2.13m x 1.68m (7'0" x 5'6") Comprising bath with shower attachment and shower curtain and rail, pedestal wash hand basin, part tiled walls, fitted wall mirror, double glazed window.

**SEPARATE WC:** Fitted with Wc and double glazed window with patterned glass.

**OUTSIDE:** The property is approached via long driveway, providing ample off road parking leading to a detached double garage. Extensive front garden laid to lawn with mature shrub beds, patio/seating area directly in front of the property. Lawned gardens extend around to the side of the property, further flower and shrub beds, and internally through to the rear garden again laid to lawn with patio areas, vegetable beds and borders, pillared pergola and outside power supply. Outside water tap. From the rear garden there is a pedestrian gate which gives access to a Lane, which is a pedestrian walkway and leads to the seafront.

**DOUBLE GARAGE:** 5.74m x 4.44m (18'10" x 14'7") Electric up and over door, windows and glazed double doors opening to the rear garden, power and light connected.

**SEPARATE FLOOR PLAN:**