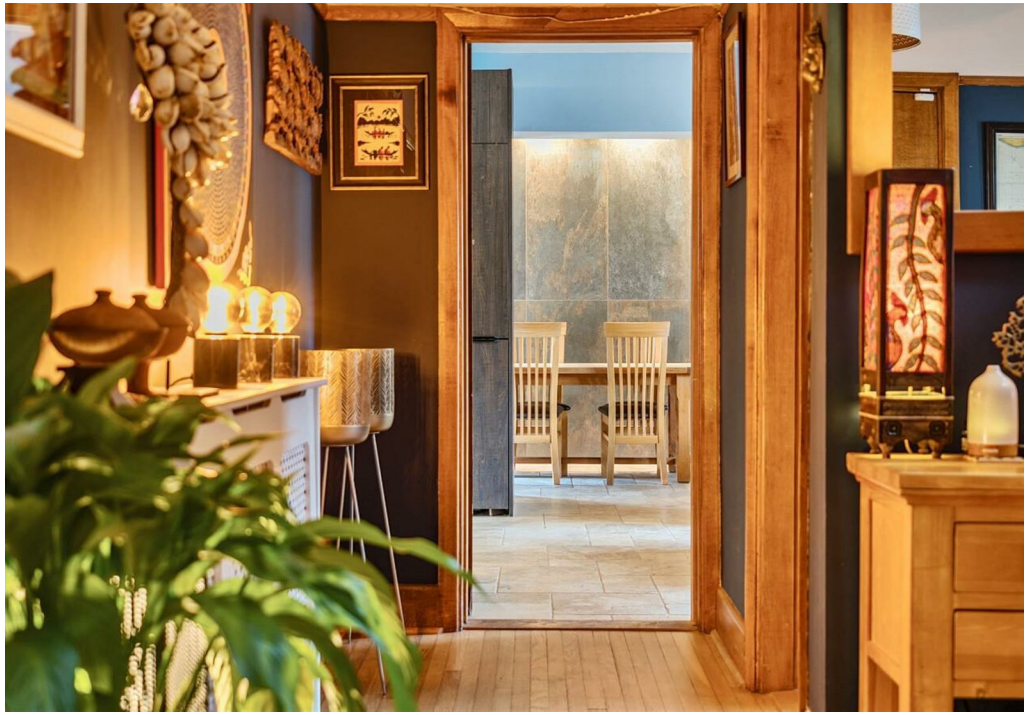


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# Pathfields







# Pathfields,

60 Douglas Avenue, Exmouth, Devon, EX8 2HF

Exmouth seafront ( 1 mile), Exeter City Centre (11.7 miles), Exeter Airport (11.2 miles)

A fantastic 6 bedroom family home offering over 4600 sqft of accommodation with ample parking and a large garden overlooking the Maer Valley and fields to the rear.

- Substantial 4600sqft family home
- Stunning kitchen/family/dining room
- 6 bedrooms and 4 bathrooms
- Good sized plot of around 0.54 acres
- Freehold
- 1 mile from Seafront
- Fantastic 27ft games room
- Potential for an annexe
- Large driveways providing ample parking
- Council Tax Band: G

## Guide Price £1,150,000


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40 St James's Place, London, SW1A 1NS

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@StagsProperty

## SITUATION

Douglas Avenue is widely regarded as one of the best addresses in Exmouth, being located in the desirable 'Avenues' area of the town and being a short walk to the sea front and town centre. Exmouth offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants and excellent leisure facilities. The area is well-served by transport links, including a railway station with direct services to Exeter, good local bus routes and easy access to the M5 motorway and Exeter International Airport.

## DESCRIPTION

A fantastic period detached family home, extended and enhanced over the years to offer spacious and versatile accommodation, while enjoying lovely south-facing views across open fields towards the sea.

The ground floor features three reception rooms, a stunning kitchen/family/dining room, and a large utility room, providing excellent living and entertaining space.

On the first floor, the original part of the house offers five bedrooms and three bathrooms. In addition, a two-storey extension to the front and side provides a home cinema/games room on the ground floor, with a bedroom above that has its own separate access, offering excellent potential for use as an annexe, guest suite, or Airbnb.

## ACCOMMODATION

From the driveway, a period wooden door opens into a useful entrance porch, with a second door leading into a spacious entrance hall featuring a wide staircase rising to the first floor.

To the left, a door opens into a boot room, with a further door providing access to the garage.

Straight ahead are doors leading to the sitting room and dining room.

The sitting room is a delightful space measuring over 21ft in length, featuring a bay window overlooking the rear garden, a range of fitted bookcases, and an open fireplace set within a stone hearth and surround. There is also a separate door opening directly onto the sun terrace.

The dining room is another fine reception room, also benefiting from a bay window overlooking the garden, and opposite is a convenient downstairs W.C.

At the end of the hall lies a fantastic open-plan kitchen/family/dining room, fitted with a modern range of base, wall and drawer units, incorporating several integrated appliances. A central island provides additional storage and includes a fitted induction hob and Wok burner.

At the far end of the kitchen, double doors open onto the terrace and garden, while an opening leads to a breakfast area with a range of fitted cupboards. From here, a door leads to a spacious and highly practical utility room, ideal for family living, with further access to the terrace and garden.

From the utility room, a door leads to a rear hallway, which features a second staircase rising to the first floor and access to a superb 27ft home cinema/games/hobbies room, complete with a wood burner and double French doors opening to the front of the property. There is also a separate door opening to the side patio and covered hot tub.













At the top of the main staircase is a spacious and impressive landing leading to 6 good sized bedrooms. Four of the rooms are to the rear of the house with lovely views over the gardens including the master with an ensuite and the 5th bedroom looking to the front. Completing this floor are are two family bathrooms, both with fitted showers. At the end of the landing, a staircase rises to the top floor where there is a study area and walk in access into a fully boarded large loft. The spacious main guest bedroom above the games room with ensuite and separate access to the front, could be used as an annexe or Airbnb.

## OUTSIDE

Pathfields is set in a good sized plot of around 0.5 acres and approached over a large paved driveway providing parking for a number of vehicles and leading to an integral garage, with a further driveway behind the games room providing a great space to store a trailer. At the rear, a large sun terrace runs the width of the property, and wraps around the perimeter to join the side patio and covered hot tub. This provides a splendid space for outside dining and entertaining. A feature stone staircase leads down to the large lawns and veg patch at the bottom, enclosed by maturing specimen Silver Birch and Eucalyptus trees, providing privacy and seclusion on all sides.

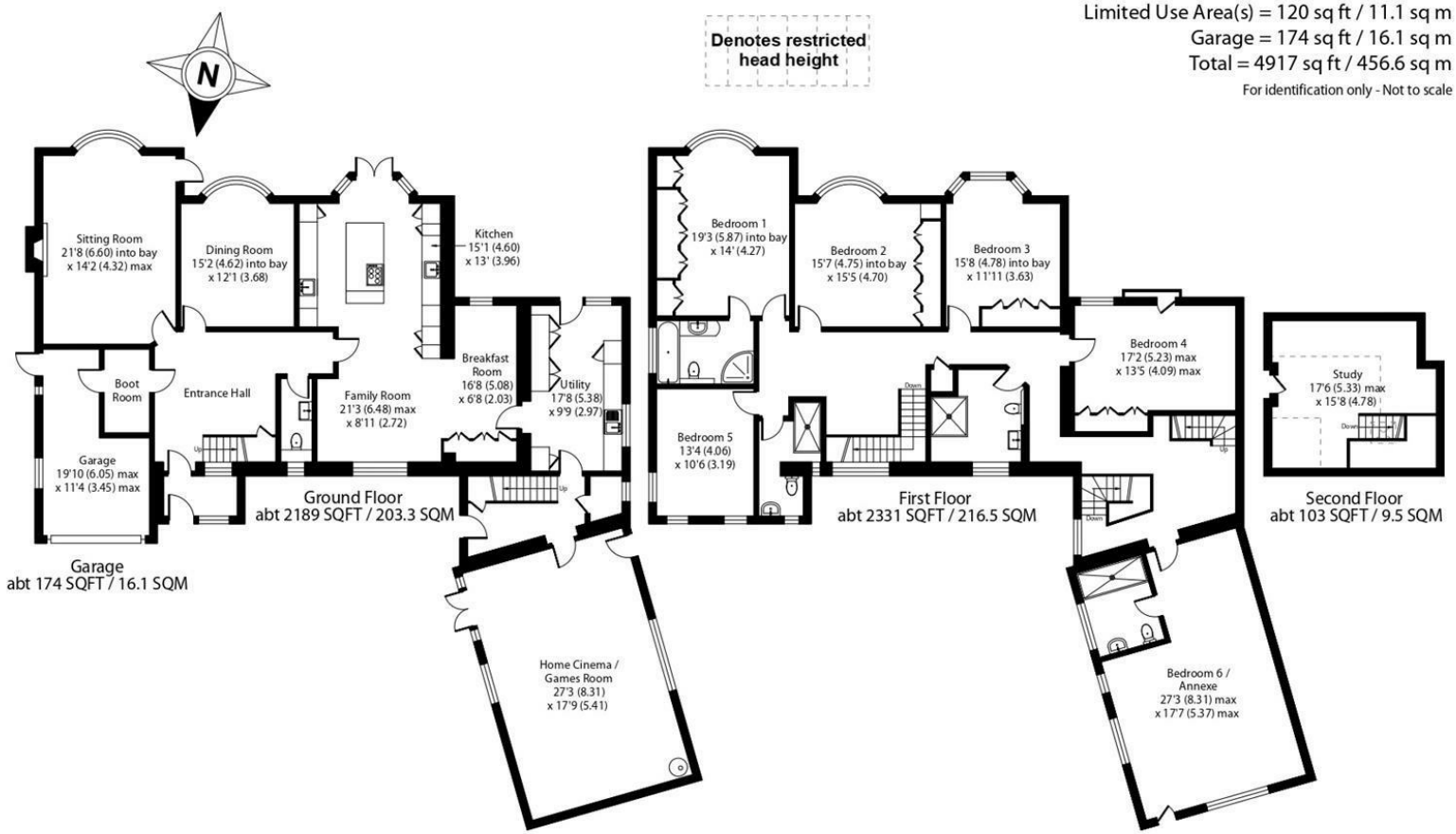
## SERVICES

Current Council Tax: G
Utilities: Mains electricity, mains drainage and mains water
Heating: Radiators, underfloor dry heating system in 2 bathrooms, downstairs WC, main & guest bedroom en-suites. Wet system in games room and utility room. Both systems in kitchen , diner and family room.
Solar Panels: Photo Voltaic Solar panels owned by the Vendors, and they receive a tariff of £2,500 to £3,000 per year. There are 34 in total. Only 16 feed into the tariff, as this is the maximum you can have. The panels also feed the hot water.
Tenure: Freehold
Standard, Superfast and ultrafast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

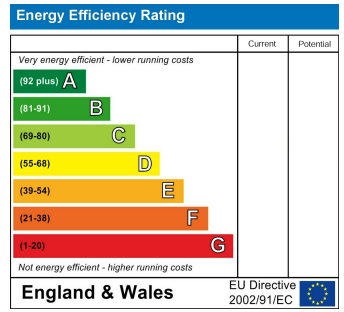
## DIRECTIONS

What three words: ///strong.glue.grain

Approximate Area = 4623 sq ft / 429.4 sq m
Limited Use Area(s) = 120 sq ft / 11.1 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 4917 sq ft / 456.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.




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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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