



£435,000  
18 Louisa Place, Exmouth, Devon, EX8 2AL







**End of three family house on a generous plot within walking distance of the town centre and seafront.**

**Large Sitting/Dining Room. Kitchen/Breakfast Room.**

**Large Sunroom. Cloakroom.**

**3 Bedrooms. Bathroom.**

**Double Glazing. Central Heating.**

**Private Drive for 2 Cars and Garage**

**LOCATION:** The property is situated within a 5 -minute walk to the beach, and 15 minutes walk to Exmouth Marina. Exmouth Beach itself has over three miles of glorious golden sands. Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

**The accommodation comprises (all measurements are approximate):**

**ENTRANCE:** Double glazed entrance door to..

**HALLWAY:** Radiator. Stairs up to the first floor. Built in under-stairs cupboard. Coved ceiling. Doors leading off to

**CLOAKROOM:**

5' 5" (1.65m) x 2' 4" (0.71m):

Low level WC. Wash hand basin. Tiled walls in half height surround. Double Opaque double glazed window to the side. Coved Ceiling. Radiator.

**KITCHEN/BREAKFAST ROOM:**

13' (3.96m) x 11' 5" (3.48m):

Double glazed window to the front and side. Opaque double glazed door leading out to the driveway and side of the property. The kitchen comprises roll edge worktop surfaces in tiled splash back with inset 1½ bowl sink with drainer. Space for cooker. Cupboards and drawers under with space for washing machine, fridge and freezer. Matching wall mounted cupboards. Central display cabinet. Wall mounted gas fired boiler. Radiator.



**SITTING/DINING ROOM:**

18' (5.49m) x 13' (3.96m):

Double glazed window to the rear and double glazed sliding doors leading through to the sunroom. Coved ceiling. Feature fireplace. Two radiators.

**SUN ROOM:**

16' 3" (4.95m) x 9' 10" (3.00m):

Double glazed window to the rear and to the side. Double glazed sliding patio doors leading out onto the garden. Two radiators.

**FIRST FLOOR:**

**LANDING:** Hatch to the roof. Coved ceiling. Doors leading off to..

**BEDROOM 1:**

13' (3.96m) x 11' 5" (3.48m):

Double glazed window to the rear .Radiator .Range of fitted wardrobes. Wardrobes with fitted bedside cabinets either side of the bedspace. Coved ceiling.

**BEDROOM 2:**

13' (3.96m) x 11' 5" (3.48m):

Double glazed window to the front and side. Coved ceiling.Radiator.

**BEDROOM 3:**

9' 10" (3.00m) x 6' 1" (1.85m):

Double glazed window to the rear. Coved ceiling. Radiator.

**BATHROOM:**

8' 8" (2.64m) x 6' 1" (1.85m):

Modern white suite comprising panelled bath with mixer tap and built in shower unit with a glass screen. Enclosed flush low level WC. Wall hung wash hand basin with mixer tap. Walls in full tiled surround. Large fitted mirror. Light with shaver point. Coved ceiling. Tiled floor. Built in storage cupboard with shelving over the head of the stairs. Extractor fan . White runged radiator.



## OUTSIDE:

The front of the property is a paved courtyard garden with a wall enclosure. A private driveway to the side provides parking for 2 cars plus access to the garage. The rear garden is south westerly facing and approximately 35sq ft with a fence and wall enclosure. The garden is mainly hard landscaped with planted borders and a large workshop (19'x 9') To the side of the property and access from the garage through a pedestrian rear door is a covered pergola area.

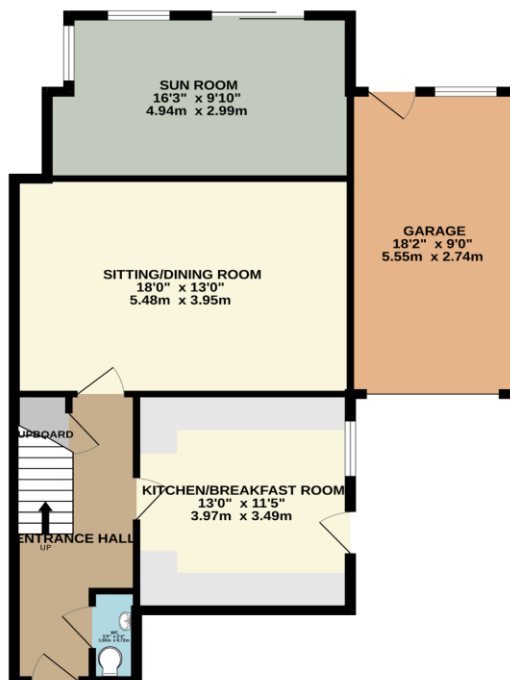
**DIRECTIONS:** From Exmouth Seafront proceed up Carlton Hill (which runs between The Pavillion & Ocean) and Louisa Place is the second turning on the left. Alternatively, from Exmouth town centre, head out of town on Rolle Road, upon reaching the roundabout, turn right into Carlton Hill. Louisa Place is the first right.

**WHAT3WORDS:**status.admits.send

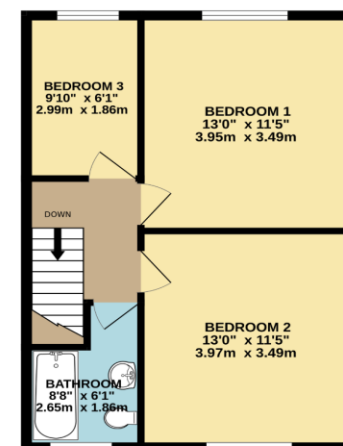
**COUNCIL TAX- D** £2322.68

**TENURE** -Freehold

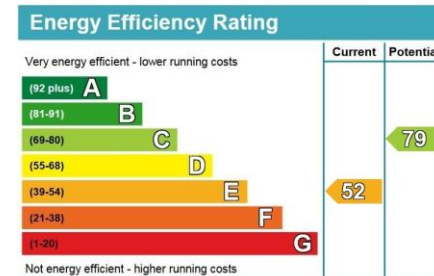
GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Health and Safety Statement

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## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.