



Offers in excess of £650,000
11 Hulham Vale, Exmouth, Devon, EX8 4QB



Spacious detached 5 bedroom, 2 en-suite, family house, in the sought after Hulham Vale location of Exmouth, with first floor views towards Berry Head.

- Sitting Room
- Dining Room
- Sun Room overlooking the rear garden
- Large kitchen breakfast room with integrated appliances
- Utility room
- Cloakroom
- 5 Bedrooms - 2 with En-Suite Shower rooms
- Family Bathroom
- Double Garage & Ample Parking for 4 cars
- Landscaped Rear Garden

DESCRIPTION: Nestled in a quiet cul-de-sac, this impressive 5-bedroom detached house offers a perfect blend of space, comfort, and convenience. Ideal for growing families or those who love to entertain, the home boasts a versatile layout with well-proportioned living areas and a low-maintenance rear garden.

The ground floor features a bright and welcoming kitchen breakfast room, perfect for everyday family life, as well as a separate sitting room and a formal dining room with a charming sun room off — ideal for relaxing or entertaining guests. Upstairs, you'll find five generous

bedrooms, two of which benefit from their own en-suite shower rooms, in addition to a separate family bathroom.

Outside, the property offers excellent kerb appeal with a brick-paved driveway providing ample parking, leading to a double garage with electric doors. The rear garden is designed for easy maintenance, offering a private outdoor space to enjoy with minimal upkeep.

Additional features include gas central heating, double glazing throughout, and a stylish finish both inside and out.

A wonderful opportunity to own a spacious, move-in ready family home in a sought-after residential area.

SITUATION: The property is located within two miles of the town centre and seafront. Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Opaque double glazed door with matching side panel to...

ENTRANCE HALL Radiator. Coved ceiling. Stairs leading upto the first floor. Door to garage. Doors leading off to...

SITTING ROOM 18' 5" (5.61m) x 11' 7" (3.53m): Double glazed bay window to front and double glazed bay window to side. Feature fireplace with living flame gas fire. Coved ceiling. Radiator. Double doors leading through to the dining room. Door back to hallway. Coved ceiling. Radiator. Double glazed double doors with matching side panels to the...

DINING ROOM 11' 7" (3.53m) x 11' 8" (3.56m): Coved ceiling. Radiator. Door to hallway. Double glazed double doors with matching double glazed side panels lead through to the...

SUN ROOM 12' 9" (3.89m) x 9' 8" (2.95m): Bright and airy with a cosy roof with double glazed windows to three sides. Double glazed double doors leading out onto the garden. Downlighters. Radiator.

KITCHEN BREAKFAST ROOM 16' 3" (4.95m) x 14' 2" (4.32m): A generous room with three double glazed windows to the rear. Stone effect worktop surfaces in tiled splashback with inset stainless steel one and a half bowl sink with drainer and mixer tap. Inset four ring gas hob. Cupboards and drawers under with integrated double oven, dishwasher and fridge freezer. Matching wall mounted cupboards. Bosch stainless steel cooker hood. Downlighters. Coved ceiling. Radiator. Door leading through to...

UTILITY ROOM 8' 5" (2.57m) x 4' 8" (1.42m): Matching stone effect worktop surfaces with tiled splashback. Inset stainless steel sink with drainer and mixer tap. Cupboards under with space for washing machine and dryer. Matching wall mounted cupboards and display shelving. Double glazed door leading out to the rear. Coved ceiling. Extractor fan. Door leading through to the...

CLOAKROOM 4' 8" (1.42m) x 3' 1" (0.94m): White suite comprising low level WC. Corner wash hand basin. Walls in half height tiled surround. Opaque double glazed window to side. Radiator.

FIRST FLOOR

LANDING. Coved ceiling. Radiator. Hatch to roof with partially boarded and insulated loft space with lights and loft ladder. Door to a walk-in airing cupboard with shelving and Mega-Flow hot water cylinder. Doors leading off to...

BEDROOM 1 17' (5.18m) x 11' 7" (3.53m): Double glazed window to the front with views towards Berry Head. Coved ceiling. Radiator. Door to...

EN-SUITE SHOWER ROOM 8' 5" (2.57m) x 3' 11" (1.19m): White suite comprising oversized walk-in shower in full tiled surround with twin headed shower unit. Pedestal wash hand basin with mixer tap. Low level WC. Continuing walls in half height tiled surround. Chrome rung radiator. Shaver point. Medicine cabinet with back-lit mirror. Opaque double glazed window to the rear. Extractor fan. Downlighters.

BEDROOM 2 11' 7" (3.53m) x 11' 6" (3.51m): Double glazed window to rear. Coved ceiling. Radiator. Two fitted double wardrobes. Door to...

EN-SUITE SHOWER ROOM 8' 5" (2.57m) x 2' 5" (0.74m): Walk-in fully tiled shower cubicle in full tiled surround with built-in twin headed shower. Pedestal wash hand basin. Low level WC. Continuing walls in half height tiled surround. Chrome rung radiator. Shaver point. Medicine cabinet with back-lit mirror. Opaque double glazed window to rear. Extractor fan. Downlighters.

BEDROOM 3 11' 2" (3.40m) x 8' 5" (2.57m): Double glazed window to rear. Fitted wardrobes. Coved ceiling. Radiator.

BEDROOM 4 10' 7" (3.23m) x 10' 5" (3.17m): Double glazed window to the front with views towards Berry Head. Coved ceiling. Radiator.

BEDROOM 5 11' 3" (3.43m) x 8' 5" (2.57m): Double glazed window to front with views towards Berry Head. Coved ceiling. Radiator.



BATHROOM 8' 5" (2.57m) x 6' 10" (2.08m): White suite comprising panelled bath with Victorian style mixer shower tap with twin headed shower. Pedestal wash hand basin. Low level WC. Walls in full tiled surround. Opaque double glazed window to rear. Downlighters. Extractor fan. Shaver point. White rung radiator.

OUTSIDE To the front of the property is a brick paved private driveway and additional hardstanding providing **PARKING FOR 4 CARS**. Water tap. Outdoor power socket. PIR porch light.

There is an integral **DOUBLE GARAGE** 16' 3" (4.95m) x 16' 2" (4.93m): Twin electric roller doors. Power & light. Gas boiler replaced 3 years ago to ensure energy efficiency. Pedestrian door to outside. Electric car charging point.

Access around the side leads to a beautiful hard-landscaped, multi-level garden designed for both relaxation and entertaining. The space features an elevated timber deck perfect for outdoor furniture, nestled against a curved brick wall for added privacy and character. A second elevated seated area offers a cosy corner to enjoy sunny afternoons. Stylish rope railings line the timber decking, enhancing the garden's coastal-inspired design. A garden shed 12ft by 4ft to the side of the house offers ample storage for garden equipment or bikes.

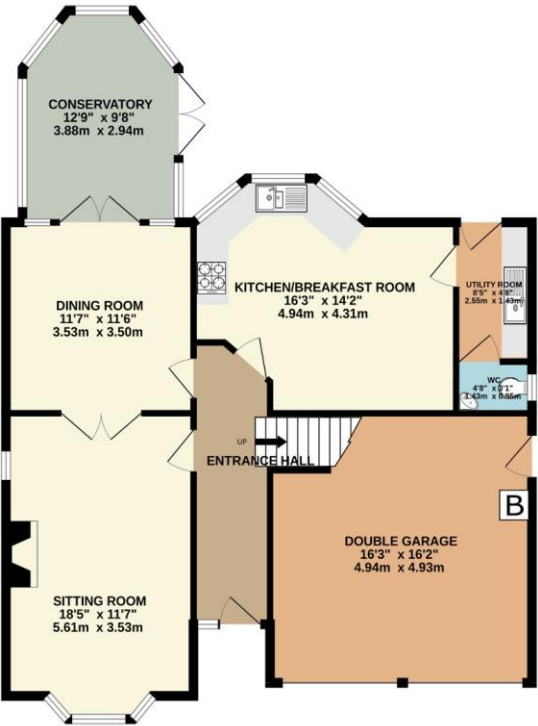
The lower patio area immediately joining the house is paved with thoughtfully placed planters, gravel accents, PIR lighting and a feature wall. Steps up from here lead up to the decked area. The rear garden has a water tap and outside double power socket.

The property benefits from an enhanced Tamar security system for added peace of mind.

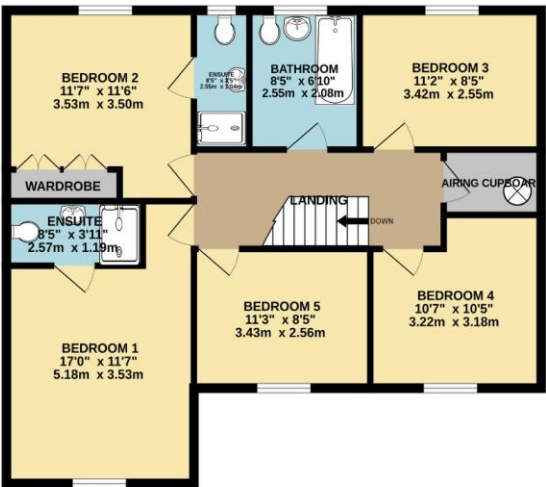
DIRECTIONS: Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right after the traffic lights onto Hulham Road continuing straight over at the mini roundabout. Then turn right onto Marley Road and Hulham Vale is the second turning on the left.

WHAT3WORDS: ///unit.super.stole

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1843 sq.ft. (171.3 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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TENURE: Freehold
COUNCIL TAX: F- £3515.73

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

