



Guide Price £495,000
9 Bapton Close, Exmouth, Devon, EX8 3LG



A spacious detached and extended chalet style bungalow with an impressive garden room which could be used as large ground floor bedroom, ideal for an elderly relative or someone wanting to live just on the ground floor. Situated in a quiet location the property is convenient for local shops, schools and bus routes.

- **Spacious sitting room & separate dining room**
- **Modern kitchen with a built-in oven & hob**
- **Large garden room/bedroom 3 with patio doors out to the rear garden**
- **Study/bedroom 4**
- **Ground floor shower room and separate w.c.**
- **Two further first floor bedrooms**
- **First floor modern bathroom/w.c.**
- **Gas central heating & UPVC double glazing**
- **Private rear garden with a timber summerhouse and shed**
- **Garage and driveway parking**
- **No chain!**
- **EPC = D**
- **Council Tax = E**

Worth viewing because...

A spacious and versatile detached three/four bedroom detached chalet style bungalow occupying a slightly elevated site with a private rear garden. The property has been both extended into the loft space and to the rear of the building where there is a large garden room which could easily be used as another bedroom. The private rear garden is another great feature of this property and there is a garage as well as driveway parking.

In more detail...

The accommodation is flexible and would suit either a family or those looking for a retirement property. The reception hall provides access to a spacious sitting room, separate dining room, study/bedroom 4 and a modern kitchen with a built-in electric Hotpoint fan assisted oven & hob. Also leading off the reception hall is a fully tiled shower room and separate w.c. To the rear of the property is a substantial single storey extension which is an excellent feature of the property and offers great potential to be used as either a garden room or large ground floor bedroom, ideal for an elderly relative or someone wanting to live just on the ground floor. The ground floor extension has been cleverly designed to connect to the kitchen, garage and rear garden.

The loft space of the original bungalow has been converted providing a landing with two good size bedrooms and a modern bathroom/w.c.

Other features include UPVC double glazing and gas central heating with an energy efficient condensing boiler. Externally there is an attractive front garden with a brick paved driveway leading down the side of the property to a garage with power and light connected. The westerly aspect rear garden is another fine feature of this property enjoying much privacy incorporating lawn, shrubs, patio, timber summerhouse and shed.

The coastal town of Exmouth...

The property is situated approximately two miles from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable

coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Bear in mind...

The property has been much improved and extended over the years. The loft was converted circa 1981 and the single storey extension to the rear was built in 2005/6. There is no onward chain with this property, and an early viewing is highly recommended.

Directional Note...

Leave the town centre along Marine Way following the signs for the A376 Exeter Road. At the second set of traffic lights turn right onto Hulham Road and shortly after the road bears around to the left. Then turn right onto Bapton Lane and Bapton Close will then be found as a turning a short way down on the left-hand side. Number 9 is located a short distance in on the left-hand side.

What3words://rungs.surely.cherry



Room sizes

Dining Room

12' 8" (3.86m) x 11' 11" (3.63m):

Sitting Room

15' 10" (4.83m) x 12' 8" (3.86m):

Kitchen

15' (4.57m) x 9' 7" (2.92m):

Study/Bedroom 4

10' 11" (3.33m) x 7' 10" (2.39m):

Shower Room

7' 5" (2.26m) x 4' 10" (1.47m):

Garden Room / Bedroom 3

17'4" (5.28m) x 11'2" (3.40m)

Bedroom 1

16' 4" (4.98m) x 14' (4.27m):

Bedroom 2

12' 11" (3.94m) x 9' 1" (2.77m):

Bathroom

7' 5" (2.26m) x 6' 5" (1.96m):

Garage

16' 2" (4.93m) x 8' 2" (2.49m):

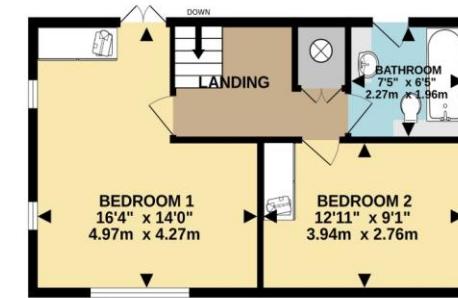
Tenure:Freehold

Services: All mains services are connected.

GROUND FLOOR



1ST FLOOR



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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			