



Guide Price £310,000  
12 Elm Road, Exmouth, Devon, EX8 2LG





**A well maintained and much improved semi-detached house with a large sunny aspect rear garden convenient for the town centre, schools, and health centre.**

- Spacious open plan sitting room and dining room
- Modern kitchen with a built-in oven & hob
- Useful utility room
- Three well-proportioned bedrooms
- Well-appointed bathroom/w.c. with a separate shower.
- Additional first floor w.c.
- Gas central heating & UPVC double glazing
- Large rear garden with a workshop/store
- Driveway parking for two vehicles
- EPC = C
- Council Tax = C

#### **Worth viewing because...**

This family home has been the subject of much improvement and modernisation by the current owner. It is well presented throughout, and an early viewing is thoroughly recommended. There is a large enclosed south westerly aspect rear garden as well as driveway parking to the front for two vehicles.

#### **In more detail...**

To the front of the house is an enclosed entrance porch leading to a light and airy hall with a door to the main living area. This includes an open plan sitting room and dining room with French doors out to the rear garden. There is also a modern kitchen with a comprehensive range of units at both base and eye level incorporating a gas hob & electric fan assisted oven. On the first floor there are three generous size bedrooms with one of them having built in wardrobes along one wall. Another excellent feature is the well-appointed modern bathroom/w.c. with a separate shower. There is also a second w.c. on the first floor. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler located in the part boarded loft space.

#### **Bear in mind...**

The house is situated in a great location with a large level garden adjoining Exmouth Health Centre to the rear. The town centre is only a short walk away and there is a local bus route as well as schools within the area.

### The coastal town of Exmouth...

The property is just under 1 mile from the town centre with all local amenities close by. 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.....

### Directional note...

What3words:///rushed.punks.aside

### Room sizes

Sitting room: 9'10" (3.00m) x 9'5" (2.88m)

Dining room: 13'5" (4.08m) x 11'11" (3.64m)

Kitchen: 14'10" (4.53m) x 7'6" (2.28m) maximum measurements.

Utility room: 6'8" (2.03m) x 4'8" (1.42m)

Bedroom 1: 13'0" (3.97m) x 11'11" (3.62m)

Bedroom 2: 10'11" (3.32m) x 9'11" (3.02m) into the wardrobe.

Bedroom 3: 7'11" (2.42m) x 7'8" (2.33m) excluding the door recess.

Bathroom/w.c: 10'5" (3.18m) x 4'8" (1.43m)

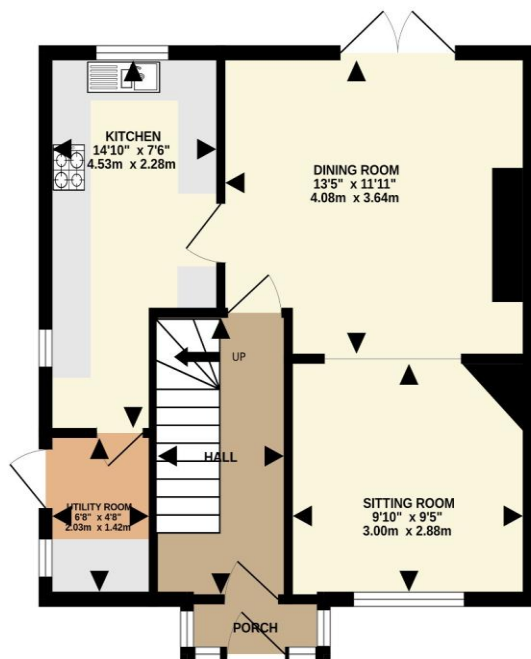
**Services:** All mains services connected.

**Tenure:** Freehold

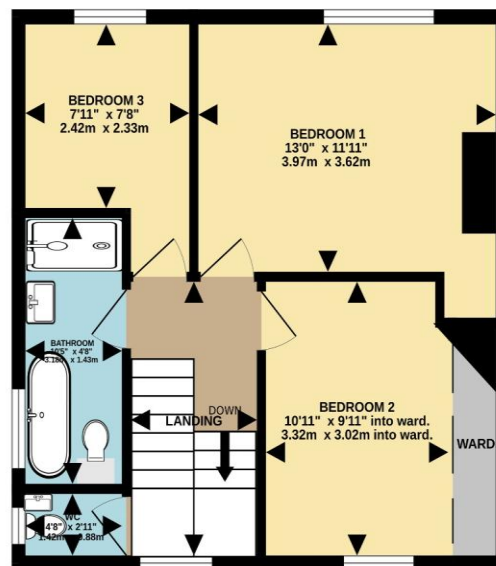




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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 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.

