



Guide Price £230,000
15 George Street, Exmouth, Devon, EX8 1LP



A highly individual double fronted terrace house located in the town centre with a large workshop and store to the rear. Much improved over the years by the current owner with an excellent 'C Rated Energy Performance Certificate'.

- Spacious open plan sitting and dining room
- Modern kitchen with a built-in oven & hob
- Three good size bedrooms
- First floor bathroom & separate w.c.
- Gas central heating & UPVC double glazing
- Large rear workshop and store
- Enclosed Courtyard
- Ideal permanent or investment property
- Town centre location
- No Chain
- EPC = C
- Council Tax = B

Worth viewing because...

This attractive double fronted terrace house has lots of character and many features which will become apparent upon a viewing. These include three generous size bedrooms and a large workshop to the rear with a useful store and courtyard. The property offers a convenient town centre location and is being sold with no onward chain.

In more detail...

The accommodation is surprisingly spacious and would suit first time buyers or those looking for a comfortable permanent or investment property in the town centre. The front door leads into an enclosed entrance lobby with access to a spacious open plan sitting room with a dining area. A door then leads to a modern kitchen with a built in electric ceramic hob and fan assisted oven. A fine staircase then rises to the first-floor landing providing access to three good size bedrooms, bathroom and separate w.c. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. To the rear of the property is an enclosed courtyard with a large workshop and useful store.

The coastal town of Exmouth...

The property is situated in the town centre and is convenient for the train station 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 Lypstone 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 in the same ownership for many years and has been much improved by the present owner including insulation work which is reflected in the excellent 'C rated Energy Performance Certificate'. An early viewing is highly recommended.

Directional Note

What3words: [///towns.clips.zoom](https://www.what3words.com/towns.clips.zoom)

Room sizes

Sitting Room

18'1" (5.51m) x 11'4" (3.45m) maximum measurements

Kitchen

15'11" (4.85m) x 6'5" (1.95m) maximum measurements

Bedroom 1

22'5" (6.82m) x 9'1" (2.77m) maximum measurements

Bedroom 2

11'3" (3.42m) x 10'0" (3.05m)

Bedroom 3

11'3" (3.42m) x 7'9" (2.35m)

Bathroom

6'10" (2.08m) x 5'6" (1.68m)

Separate w.c.

4'6" (1.36m) x 2'7" (0.80m)

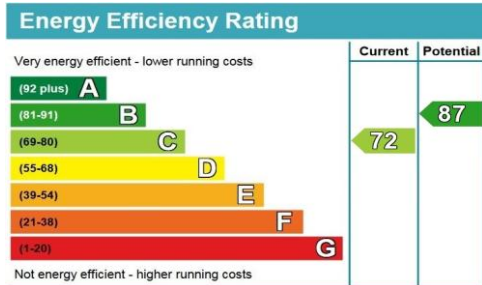


Workshop
20'0" (6.10m) x 6'11" (2.12m) maximum
measurements

Store
10'0" (3.05m) x 7'0" (2.14m)

Tenure: Freehold

Services: All mains services are connected



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.