



Handpicked by  
**LINKS**  
ESTATE AGENTS

Halsdon Lane, Exmouth

£799,950





## Halsdon Lane, Exmouth

Lark Rise is an extended 4 double bedroom and 3 reception room detached house, with a self contained detached 1 bedroom annexe. The property is situated at the end of Halsdon Lane and enjoys uninterrupted and panoramic views of the Exe Estuary, Halsdon Hills, Sea and South Devon Coastline. The property is both gas centrally heated and uPVC double glazed throughout with the ground floor accommodation comprising: spacious entrance hall, cloakroom, triple aspect living room with feature fireplace, dual aspect dining room, snug with log burner and large kitchen/breakfast room with many integrated appliances. On the first floor, there are 4 double bedrooms and a lovely balcony which equally enjoy the wonderful views, and a family bathroom.

The master bedroom has a dressing room and an en - suite bathroom. A further bedroom has an en - suite cloakroom, and the family bathroom is fitted with a modern, 4 piece white suite. The property is approached via a gravelled driveway that provides ample off road parking for motor vehicles, boats or caravans, and in turn leads to a detached garage. There are private gardens of good proportion to the front and rear. The rear garden has a brick built potting shed with 2 further garden sheds, a productive vegetable plot as well as areas of lawn and terraced areas for outdoor dining and sitting during the fine weather. A further bonus to Lark Rise is the detached 1 bedroom annexe that could be suitable for a variety of uses including holiday let or studio.





## Location

Exmouth is situated on the east coast of Devon and the start of England's first natural World Heritage Site, known as The Jurassic Coast. Surrounded by picturesque Devon Countryside, the bustling town offers a diverse selection of shops, places to eat and things to do, including Cinema, Pavilion, top quality water sports such as windsurfing and kitesurfing and fantastic routes for cycling and walking including the Exe Estuary Trail to Exeter. As a traditional coastal town, Exmouth enjoys 2 miles of golden sandy beach with promenade and has excellent road and rail transport links to the Cathedral City of Exeter, International Airport and the M5 motorway.



**Viewing Strictly By Appointment Only.**

**Contact the Links team via:**

01395 222350

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[www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

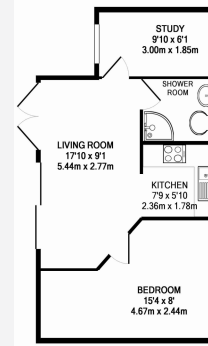
Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.



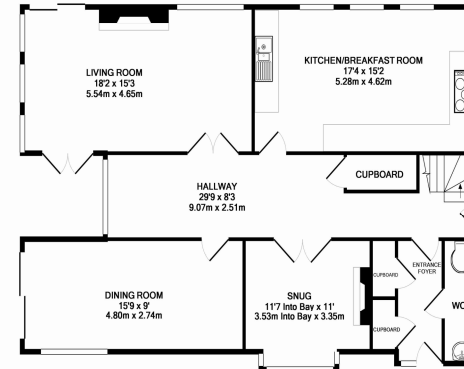


## Directions

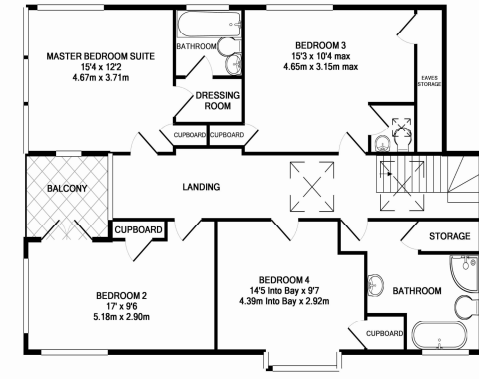
From our prominent Town Centre office, proceed out of town along, passing The Strand and Train Station onto Marine Way. Continue into Exeter Road and shortly after passing Morven Drive, Halsdon Lane will be found on the left hand side with the property being the last property on the right, clearly identified by our Handpicked For Sale sign



ANNEXE



GROUND FLOOR



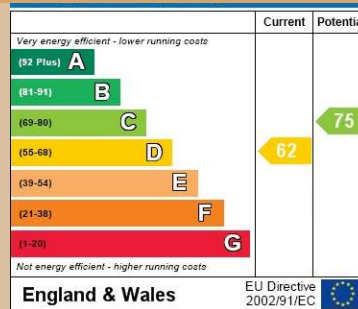
1ST FLOOR

LARK RISE, HALSDON LANE  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2015)

Tenure  
Freehold

Services  
Mains Electric, Gas and Water are connected. Private drainage. Council Tax Band F.

EPC  
Rating 62/75



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