



10 Claredale Road  
Exmouth

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A detached family home set in a desirable area on quiet cul-de-sac, within striking distance to the beach and amenities

A double fronted family home with four-bedrooms, established south-west facing gardens and a double garage, sensitively modernised to offer well-presented and generously proportioned accommodation featuring quality fixtures and fittings. Set in one of the coastal town's most sought-after areas, the property has easy access to the town centre, railway station, Exe Estuary and seafront.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**SOUTH-WEST FACING GARDEN (0.17 ACRES)**



**FREEHOLD**



**COASTAL TOWN**



**1,762 SQ FT**



**GUIDE PRICE £750,000**



### The property

10 Claredale Road is a handsome part-rendered, double-fronted detached family home offering almost 1,800 sq ft of light-filled, flexible accommodation arranged over two floors. Sensitively renovated, it provides a practical living and entertaining environment.

The ground floor accommodation flows from an entrance porch and a welcoming reception hall with tiled flooring, a feature curved wall of opaque glass, a wooden staircase rising to the first floor and a useful cloakroom. It comprises a spacious triple aspect drawing room with a fireplace and French doors to the rear terrace together with an extensive L-shaped open plan kitchen and sitting room. The rear-aspect sitting room shares a distinctive curved wall with the reception hall and features a corner fireplace and French doors opening onto the terrace, with access through to the front-aspect kitchen. The kitchen itself has a part-vaulted ceiling, tiled flooring, a range of contemporary wooden wall and base units with complementary high-gloss work surfaces and

splashbacks, and modern integrated Neff appliances. A door leads to the utility room, fitted with matching units and providing a glazed door to the rear terrace.

On the first floor a generous landing gives access to the property's four bedrooms. These comprise a rear aspect principal bedroom with en suite shower room, two further rear aspect double bedrooms and a part-vaulted side aspect bedroom, together with a family bathroom with bath and separate shower. The property is completed by a boarded, insulated loft offering ample, easily accessible storage space.

### Outside

Set behind low-level walling topped by mature hedging, the property is approached over a block-paved side driveway with private parking and access to the detached double garage with a loft for further storage and a door leading to the rear garden. The well-maintained south-west facing garden to the rear is laid mainly to level lawn, bordered by well-stocked flower and shrub beds, specimen trees and hedging.



It features a generous paved terrace accessible from the sitting, drawing and utility rooms. Part-covered by a pretty wisteria-clad pergola, the terrace is an ideal spot for entertaining and al fresco dining. In all the property enjoys a generous plot of approximately 0.17 acres.



## Location

The property is set towards the end of a quiet cul-de-sac in one of Exmouth's most desirable residential areas, just over half a mile to the beach. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. The thriving town offers an excellent range of day-to-day amenities including shops, eateries, cafés, leisure facilities, public houses, and a popular ferry service. Surrounded by beautiful Devon countryside, the town has over three miles of golden beaches where a wide range of water sports are on offer, as well as good walking and cycling routes along the two miles of scenic coastline and through Woodbury Common. The town hosts a wide range of cultural events throughout the year, such as popular music and art festivals.



There are good options for state and independent schooling in the area. These include the renowned St. Peters Prep School in the nearby village of Lymptone and Colyton Grammar School, one of the top Grammar schools in the country, with a daily direct bus service from Exmouth. Further schooling is available in Exeter, including Exeter School, Exeter Cathedral School and The Maynard School.

Exeter, the vibrant and regional capital of the Southwest, is just 11 miles away and boasts a range of business facilities, open air markets, restaurants, cafés, wine bars, and a variety of independent and high street shopping, along with a wide choice of cultural activities with the theatre, museum and arts centre.

Communication links are excellent. There is a train station with regular, direct services throughout the Exe Estuary, including Topsham, and further on to the city of Exeter, with onward connections to London Paddington in just over 2 hours. The A376 links to the M5 at Exeter, while Exeter Airport, approx. 10 miles, provides domestic and international flights including twice-daily flights to London City.

## Nearby Stations

- Exmouth 1 mile
- Lymptone 3.6 miles
- Topsham 6.4 miles
- Exeter St David's 11.6 miles

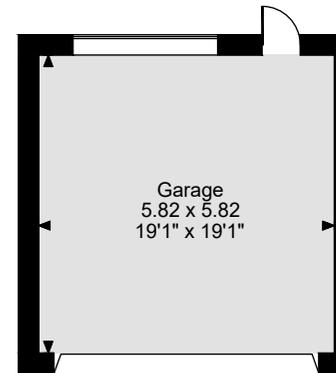
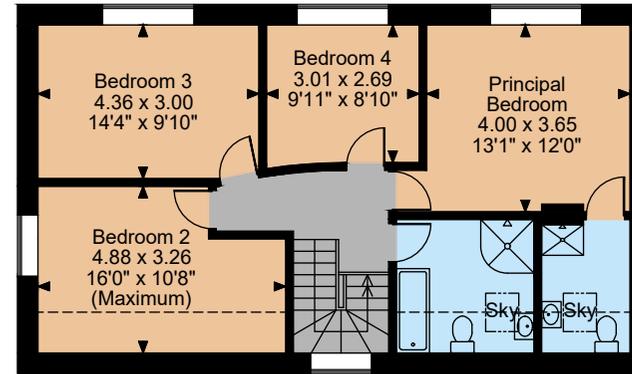
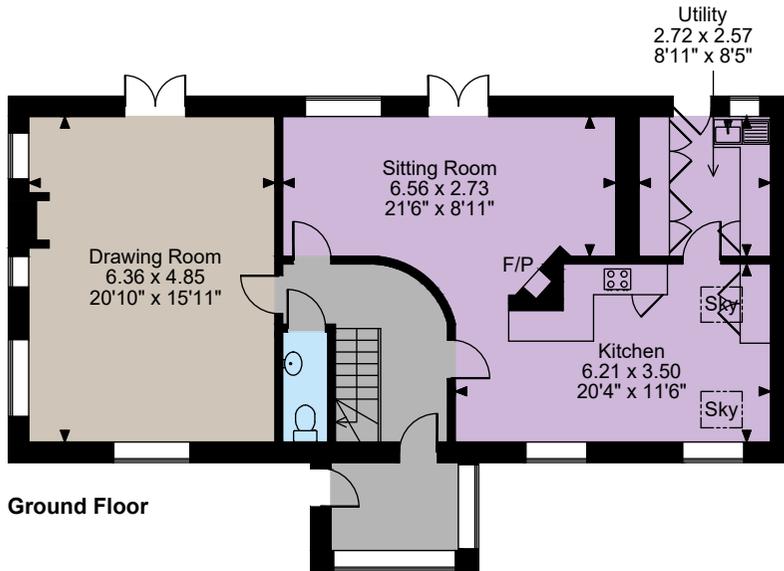
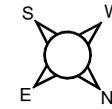
## Key Locations

- Exmouth Beach
- Orcombe Point
- Jurassic Coastline
- Budleigh Salterton
- Exe Estuary
- Exeter (cathedral & university city)

## Nearby Schools

- The Beacon CoFE Primary School
- Withycombe Raleigh Primary School
- Exmouth Community College
- St Peter's Prep Independent School
- Colyton Grammar School





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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### Floorplans

Main House internal area 1,762 sq ft (164 sq m)

Garage internal area 365 sq ft (34 sq m)

Total internal area 2,127 sq ft (198 sq m)

For identification purposes only.

### Directions

EX8 2EE

what3words: ///moves.chops.march

### General

Local Authority: East Devon District Council

Services: Mains gas, electricity, water and drainage.

Gas-fired central heating.

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

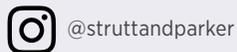
## Exeter

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