37 Cranford Avenue

STAGS

37 Cranford Avenue,

Exmouth, Devon, EX8 2QD

Exmouth seafront (1.1 miles), Exeter City centre (11.1 miles), M5 Junction 30 (8.9 miles)

Located in the Avenues area of the town, a beautifully presented 1930s family home with garden, outdoor swimming pool, garage and driveway parking.

- Recently upgraded period family home
- Three stunning reception rooms
- Garage and driveway parking
- Just over one mile to the seafront
- Freehold
- 5 bedrooms and 3 bathrooms
- Garden room
- Fantastic heated outdoor swimming pool
- Large, level and private garden
- Council Tax band: E

Guide Price £1,150,000

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SITUATION

Cranford Avenue is located in the desirable 'Avenues' area of the town just over 1 mile to the sea front and a short walk into the town centre. Exmouth offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants and excellent leisure facilities. The area is well-served by transport links, including a railway station with direct services to Exeter, good local bus routes and easy access to the M5 motorway and Exeter International Airport.

ACCOMMODATION

37 Cranford Avenue is a beautifully presented period family home, thoughtfully updated by the current owners to combine contemporary styling with the charm and character expected of a 1930s property.

Set behind a gravel driveway, the property is entered via a solid timber front door opening into a practical boot room, ideal for coats as well as footwear storage. A further door leads into an impressive reception hall featuring exposed timber flooring and a staircase rising to the first floor.

To the front of the property is an elegant drawing room centred around a wood-burning stove with period timber surround, complemented by a bay window and French doors opening onto the rear garden. Adjacent is a further reception room currently arranged as a sitting room, enjoying a bay window with garden views. A separate study, fitted with bespoke storage cupboards, also overlooks the rear garden.

The kitchen/breakfast room has been extended to create an excellent open-plan living space, incorporating a dining area beneath a striking vaulted ceiling. The kitchen is fitted with a contemporary range of cabinetry with granite work surfaces, a Range cooker, integrated dishwasher, and space for an American-style fridge freezer. Opening from the kitchen is a superb garden room with glazed roof lantern and bi-fold doors, providing an excellent outlook across the garden and swimming pool. Completing the ground floor accommodation is a stylish shower room with WC and understairs storage, currently housing a tumble dryer.

To the first floor, a generous landing gives access to three double bedrooms. Two bedrooms are positioned to the front elevation overlooking the garden, including the principal bedroom which benefits from a beautifully appointed en-suite shower room. The family bathroom has recently been refurbished in a classic period style, featuring a panelled bath, wash hand basin, and WC.

A further staircase rises to the second floor where there are two additional bedrooms, offering flexible accommodation for family living, guests, or home working.

OUTSIDE

Wooden electric gates open onto a gravel driveway with parking for several cars, leading to the front door. A side gate provides access to the heated outdoor pool with paved surround. The garden is mainly laid to lawn, wrapping around the house with a paved path leading to a secluded rear dining area and separate access to the garden room. A detached garage sits in the corner.

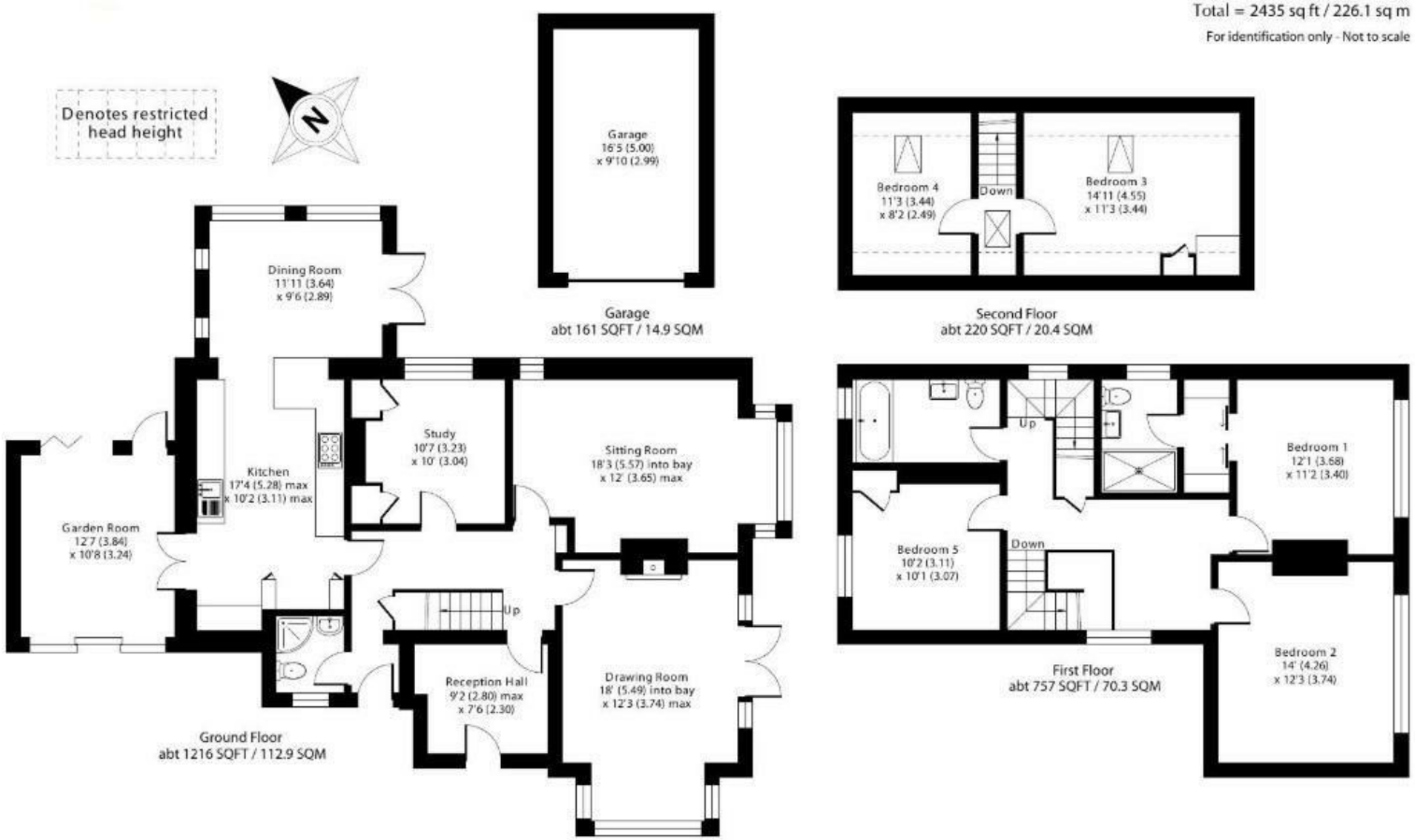
SERVICES

Utilities: Mains gas, electricity, drainage and water.
Heating: Gas central heating.
Current Council Tax: E
Tenure: Freehold
Standard, Superfast and ultrafast broadband available.
O2, Three, EE and Vodafone mobile networks available (Ofcom).

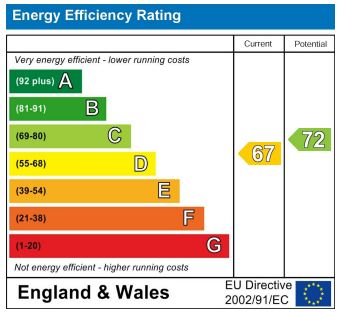
DIRECTIONS

What Thee Words ///pipe.froth.meal

Approximate Area = 2193 sq ft / 203.7 sq m
Limited Use Area(s) = 81 sq ft / 7.5 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 2435 sq ft / 226.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.



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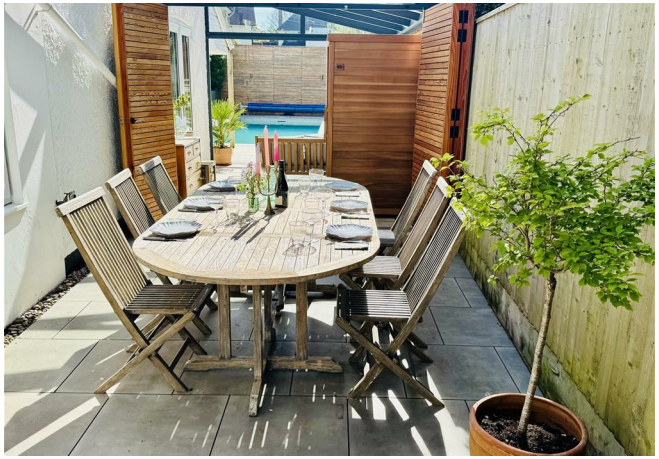
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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