

STAGS

Olleston

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St. Johns Road, Exmouth, Devon, EX8 5EG

Exmouth seafront (2.7 miles), Exmouth train station (2.5 miles), M5 junction 30 (8 miles)

A substantial family home with a lovely garden, set in a pretty location on the edge of Exmouth, not far from Woodbury Common.

- No onward chain
- Over 2700 sqft of accommodation
- 3 reception areas
- Driveway parking and large garage
- Freehold
- Adaptable living space
- Edge of Woodbury Common
- Modern kitchen
- South facing garden
- Council Tax Band: E

Guide Price £695,000

SITUATION

Olleston is located towards the bottom end of St.Johns Road, a popular area of Exmouth close to Woodbury Common and the pretty St.John in Wilderness Church. Exmouth offers a wide range of shops, including a Marks & Spencer Foodhall, along with a modern sports centre, indoor swimming pool, and a railway station with direct connections to Exeter. The seafront boasts around two miles of sandy beach, offering opportunities for sailing, paddleboarding, kite surfing and coastal walks along the South West Coast Path.

The cathedral city of Exeter is an easy commute to the west and offers a comprehensive range of shopping, dining, cultural and educational facilities. Exeter provides mainline rail links on both the Paddington and Waterloo lines, access to the M5 at Junction 30, and Exeter International Airport for both domestic and international travel.







ACCOMMODATION

Located along a quiet lane Olleston is a well presented and spacious family home offering over 2700 sqft of accommodation having been extended and improved by the current owners. The front door opens into a hallway with the staircase rising to the first floor, on left is a downstairs W.C and cloakroom and to the right access into a large garage. Straight ahead is an impressive sitting room, 32' in length there is a feature brick fireplace with wood burner and French doors leading in to the garden. The hallway leads round to a spacious kitchen/breakfast room fitted with a modern range of base, wall and drawer units with a granite work top over, Range for cooking and there is a central island with seating area. Windows look to the front and the breakfast area has space for a table, seating area and in the corner a wood burner, and beyond is a separate dining room overlooking the garden.

On the first floor are four good sized bedrooms, the master to the rear, has lovely views over the garden with an ensuite shower room, and there is a good sized family bathroom with a bath and shower cubicle. Stairs rise to the top floor where there are two further bedrooms, although this floor could be used as a top floor sitting room with an office if required.

OUTSIDE

To the front is a paved driveway providing parking for a number of cars which leads to the garage. The rear garden is a good size, with lovely views over surrounding woodland, laid mainly to lawn there is a patio leading providing an great area for outside dining, a raised flower bed running the length of the garden and there is a covered area for a hot tub.

SERVICES

Utilities: Mains electricity and water. LPG bottle for cooking
Drainage: New sewage treatment plant installed 2024
Heating: Oil fired central heating and wood burner with a back boiler
Tenure: Freehold
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What3words: ///hurray.regime.combining



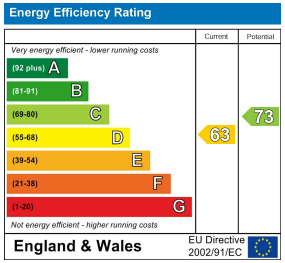




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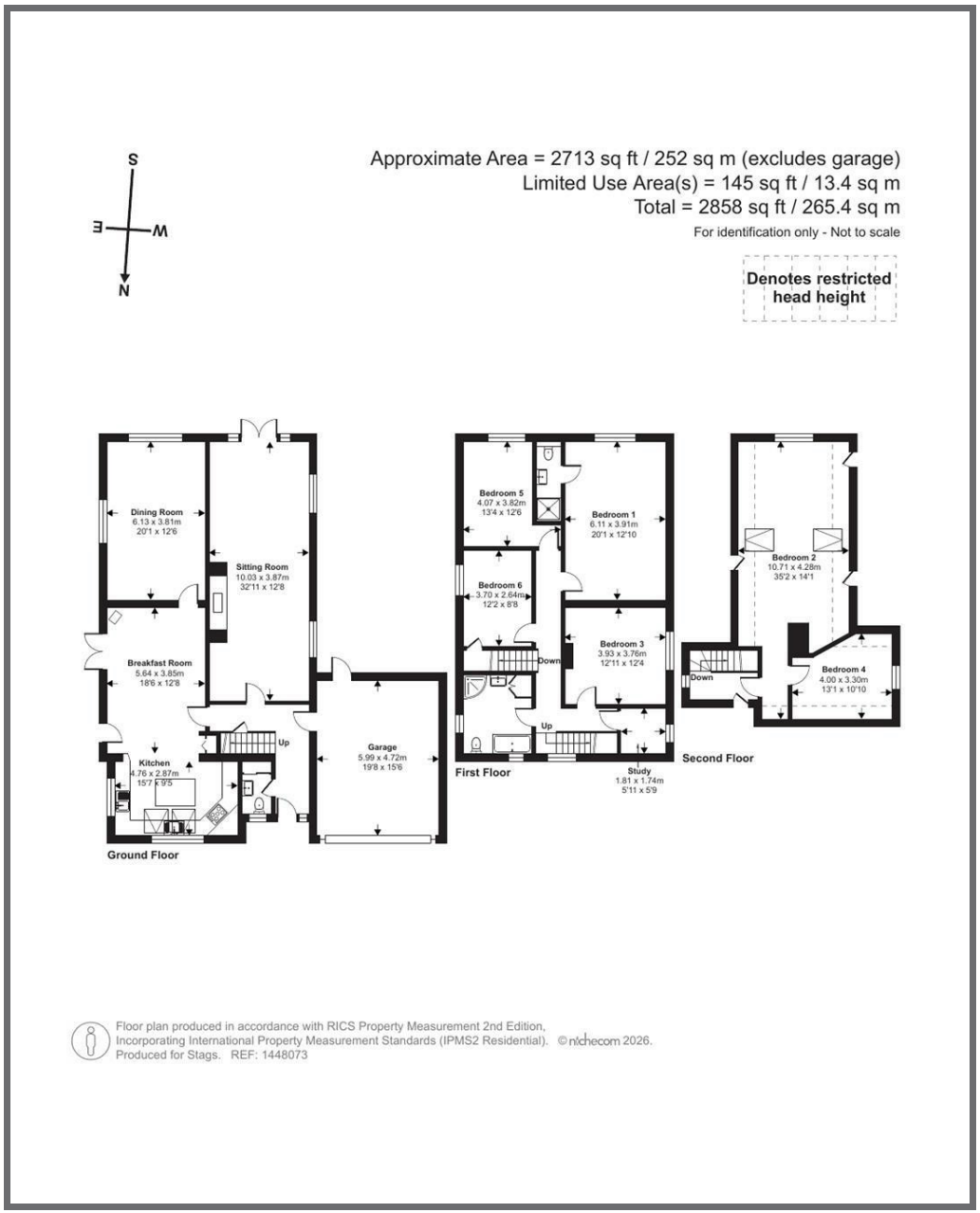




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