



STAGS

8 Drakes Avenue



8 Drakes Avenue

Exmouth, EX8 4AB

Exeter 10 miles

- 4 Bedrooms, 2 Bathrooms
- Magnificent kitchen / breakfast / living room
- 3 Reception rooms
- Study
- Double garage
- Gardens

Guide price £650,000

SITUATION

Drakes Avenue is a highly desirable location in this favoured coastal resort. Exmouth has excellent local facilities including restaurants, pubs, shops and marina as well as over three miles of golden sandy beach. The cathedral and university city of Exeter is just 10 miles.

INTRODUCTION

The property is an excellently presented, family-sized home offering quality accommodation. The majority of the ground floor has underfloor heating and the property is mainly double glazed apart from some original windows / doors.

THE HOUSE

The handsome home was built in the mid-1920s and has been cleverly and sympathetically upgraded and extended since. Original fine oak door leads into the spacious HALL with impressive staircase to first floor with half landing. The dual aspect DRAWING ROOM has a bay window on the south side and original French doors onto a small terrace. Feature open fireplace. UTILITY ROOM with wc. The DINING ROOM has a pine



A beautifully presented detached family home in a sought after area of a favoured coastal town





floor and is open plan to the SITTING ROOM which enjoys the afternoon sun with these two rooms served by a double-sided feature gas fireplace. This wonderful double reception room is also then open plan to the fabulous KITCHEN/BREAKFAST ROOM with an impressive range of units with granite worktops and Miele appliances including three ovens (one a steam oven), induction hob and vented extractor over plus built-in fridge and freezers. Limestone flooring continuing into a lovely LIVING ROOM area with French doors to the gardens and glass wall, along with four velux windows.

The impressive staircase serves both sides of the house. On the west side, BEDROOM 1 is a fine dual aspect room with the bay window area providing a useful dressing area with sliding doors to a stunning EN SUITE BATHROOM with Villeroy & Boch spa bath, walk-in shower area with limestone floor and limestone wall tiles. BEDROOM 2 is another large dual aspect room. STUDY or possible 5th bedroom. On the east side are TWO FURTHER BEDROOMS plus a well-appointed FAMILY BATHROOM with limestone flooring and wall tiles.

OUTSIDE

Electric gates to a driveway leading to a tarmac parking area and attached DOUBLE GARAGE with roller doors and storage area over, within which is the Megaflow hot water and boiler. The main gardens lie on the west and south sides with a paved brick patio and terrace area adjoining the house, and extensive level lawns with fine shrubs and trees including camellia, rhododendron and magnolia.

BUILDING PLOT

There is a building plot via separate negotiation. East Devon District Council granted permission on 20th November 2017 (Ref: 17/2358/FUL) for a detached 3 bedroom house. This will have its own driveway with parking space. Further information either on EDDC's website (eastdevon.gov.uk) or from Stags.

SERVICES

All mains services are connected.





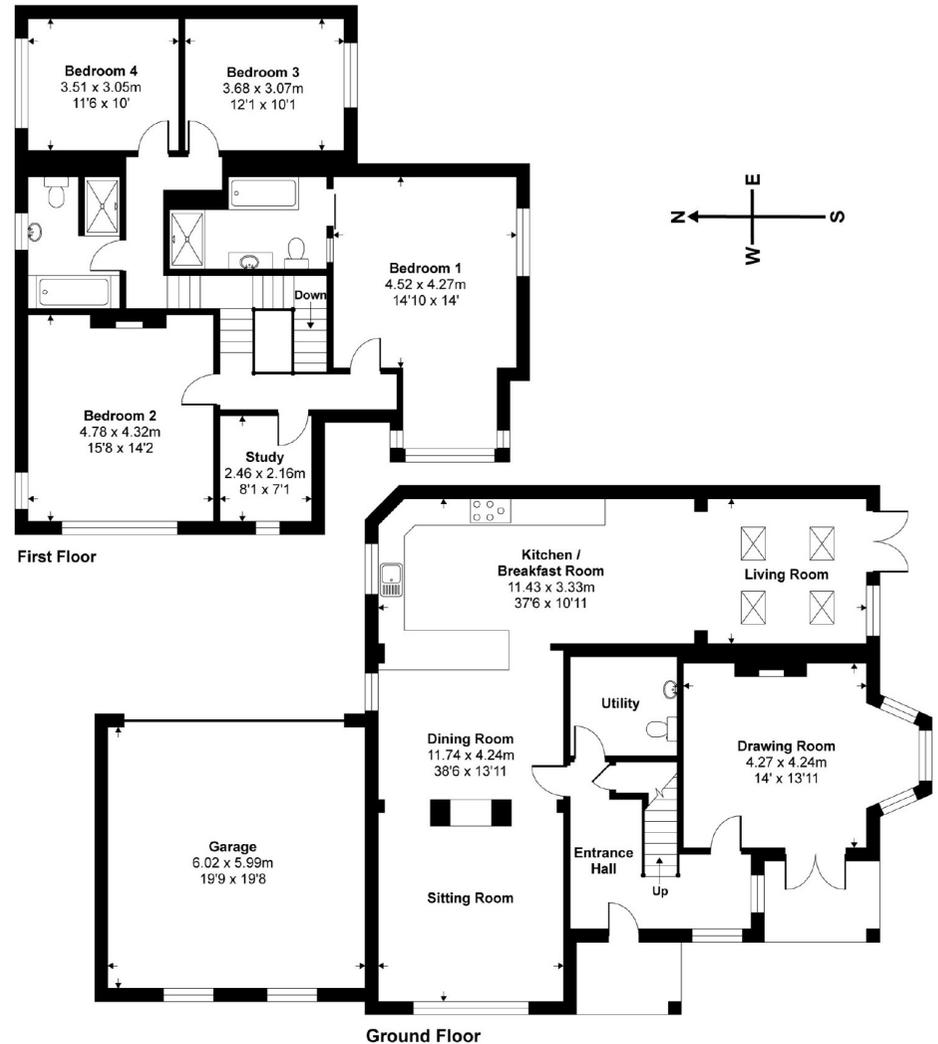
These particulars are a guide only and should not be relied upon for any purpose.



Stags
 21/22 Southernhay West, Exeter, Devon,
 EX1 1PR
 Tel: 01392 255202
 exeter@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		
46-50%	C		
51-55%	D		
56-60%	E	55	62
61-65%	F		
66-70%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
 224.4 Sq Metres 2416 Sq Ft (Excludes Garage)



Copyright nichecom.co.uk 2018 Produced for Stags
 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale