



5 Hillcrest Gardens



STAGS

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Exmouth, Devon, EX8 4FE

Exmouth seafront (2.3 miles), Exeter city centre (12 miles), M5 junction 30 (7.5 miles)

A stylish 4-bedroom family home built around an impressive 27ft open-plan kitchen/dining room, with landscaped gardens, garage and driveway parking.

- Approx 1,384 sqft of accommodation
- 27 foot open-plan kitchen/dining room
- Principal bedroom with ensuite
- Landscaped rear and side gardens
- Freehold
- Four bedrooms and two bathrooms
- Attached garage and driveway parking
- Separate dual-aspect sitting room
- Separate utility room
- Council Tax Band: E

Guide Price £475,000

SITUATION

Built by the highly regarded C G Fry & Son around 2014, this attractive semi-detached family home forms part of the sought-after Hillcrest development. 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

This beautifully presented four bedroom semi-detached home offers spacious and well-balanced accommodation arranged over two floors, ideally suited to modern family living.

The welcoming entrance hall leads to a generous dual-aspect sitting room, providing a bright and comfortable space in which to relax. The impressive open-plan kitchen/dining/family room forms the heart of the home and extends to more than 27 feet in length. Fitted with a contemporary range of units, it provides ample space for everyday family life and entertaining, with doors opening directly onto the rear garden. A separate utility room offers additional storage and laundry facilities, together with access to the garden, while a cloakroom completes the ground-floor accommodation.

On the first floor, the principal bedroom benefits from an en suite shower room and a spacious walk-in wardrobe. Three further well-proportioned bedrooms are served by a modern family bathroom, providing flexibility for family use, guests or home working.

Presented in excellent decorative order throughout, the property offers an attractive turnkey opportunity within easy reach of Exmouth's amenities, schools, transport links and the beautiful Jurassic Coast.

OUTSIDE

To the rear, the property enjoys an attractive enclosed landscaped garden, featuring a large paved terrace ideal for outdoor dining and entertaining, together with well-stocked planted beds. To the front, a driveway provides off-road parking and access to the attached garage, which also benefits from a pedestrian door to the rear.

A particularly notable feature is the substantial additional side garden, which forms part of the property and is predominantly laid to lawn, with mature trees and shrubs. This generous area provides valuable additional outdoor space and contributes significantly to the property's attractive setting.

SERVICES

Current council tax band: E

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What three words: ///darker.notes.noises

AGENTS NOTE

The vendor advises there is a management company to look after any communal areas with a charge of £215 pa. The garden to the side has a tree with a tree preservation order.



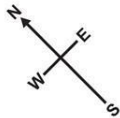
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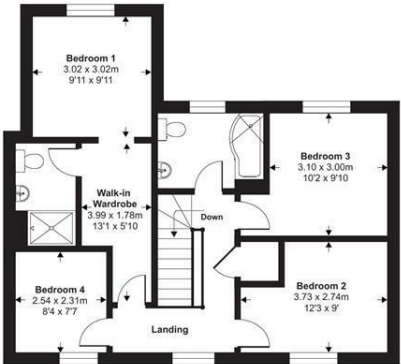
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

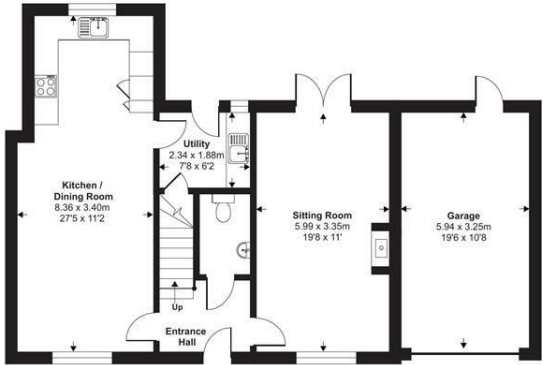
exeter@stags.co.uk
01392 255202



Approximate Area = 1384 sq ft / 128.5 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1591 sq ft / 147.8 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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