



233 Exeter Road







233 Exeter Road,

Exmouth, Devon, EX8 3ED

Exmouth beach (1.3 Miles), Exeter centre (9 Miles), Train station (0.9 Miles)

A substantial detached family home with potential for refurbishment or redevelopment, set within gardens approaching half an acre, with detached garaging.

- Around 0.5 acres of mature lawned gardens
- Being sold with no onward chain
- Scope for modernisation, extension and development (STP)
- Conveniently located close to town and seafront
- Freehold
- Detached family home in a private setting
- Four/five bedrooms, principal with en-suite
- Detached double garage, single garage and ample parking
- Three reception rooms plus study
- Council Tax Band: F

Guide Price £750,000

Stags Exeter

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

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The property is set back from Exeter Road in a private position, approximately 1.25 miles from Exmouth town centre and the seafront. Local amenities include a nearby Co-Op supermarket and regular bus services between Exeter and Exmouth. The town 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.

DESCRIPTION

233 Exeter Road offers a rare opportunity to acquire a spacious detached home on a generous plot of around 0.5 acres, with mature lawned gardens, multiple garages and off-road parking. The house, which would now benefit from a programme of modernisation, is well proportioned with three reception rooms, a kitchen, study, cloakroom, and four to five bedrooms including a principal bedroom with en-suite.

In addition to being a fine family home, the property offers scope for extension or redevelopment, subject to planning. A pre-application has been undertaken for the creation of three detached houses on the site, offering significant potential for purchasers seeking an investment or development opportunity.





ACCOMMODATION

A reception hallway with under-stairs storage leads to the principal living spaces. The sitting room and dining room both enjoy bay windows to the front and feature picture rails, while the sitting room has an attractive stone open fireplace. The study provides a quiet workspace, with an additional living room to the rear. The kitchen offers a range of wall and base units, integrated oven, and hob, with space for appliances, and access to a rear hallway with gardener's WC.

The stairs gives access to the first floor with a large landing serves four/five bedrooms. The principal bedroom includes an en-suite shower room, while Bedroom 2 has a wash hand basin and dual aspect windows. Bedrooms 3 and 4 are both doubles, and Bedroom 5 could serve as a dressing room or study. The family bathroom includes a bath with shower over, complemented by a separate WC.

OUTSIDE

The property is approached via a private driveway, initially shared with two other homes before leading to its own parking and turning area. There is a detached double garage and an additional single garage. The mature gardens wrap around the house and are laid mainly to lawn with a number of specimen trees, former vegetable beds, and scope for landscaping or further development.

SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

EPC: D(59)

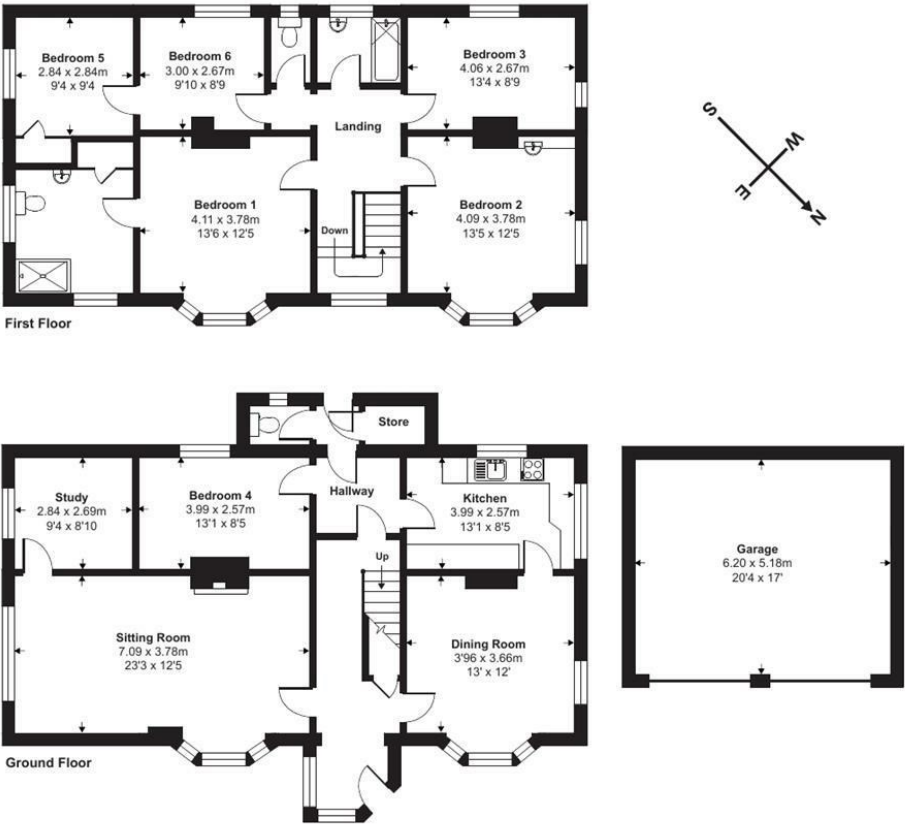
Council tax band: F

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

AGENTS NOTES

We understand that two of the trees within the plot are subject to Tree Preservation Orders.

Approximate Area = 2061 sq ft / 191.4 sq m
Garage = 346 sq ft / 32.1 sq m
Total = 2407 sq ft / 223.6 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 2025. Produced for Stags. REF: 1333046



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

