

Cranford View, Exmouth, Devon. EX8 2EH

£650,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to market this newly refurbished detached residence tucked away at the end of a highly sought-after cul-de-sac close to the Cranford Club in Exmouth. The property enjoys a discreet yet enviable setting perfectly positioned around a mile from both the bustling town centre and the picturesque seafront.

Set centrally within a generous and level plot, the house is enveloped by gardens on all four sides, creating an atmosphere of privacy and peace rarely found. The rear garden, can be admired from the delightful Sunroom — a serene space where one can sit and enjoy the view across the grounds.

Internally, the property is equally impressive, with a thoughtfully arranged layout that blends versatility and charm. Having just been renovated almost throughout with crisp off-white walls, new flooring throughout & a gloss white kitchen with wood block worksurface, the property is presented as a blank canvas for the new owners to simply move in and customise at their leisure.

In brief the accommodation consists of a welcoming T-shaped reception hall leading to a triple-aspect lounge filled with natural light. A separate formal dining room provides the perfect setting for entertaining, & also lends itself to use as a potential fourth ground-floor bedroom. The newly fitted kitchen/breakfast room offers a sociable and practical space, & off the hall the convenience of a walk-through cloakroom connecting to a WC.

To the side of the property, a covered passageway provides sheltered access to the part-integral garage, complete with power and lighting. This space presents an exciting opportunity for conversion into additional living accommodation, home office, or studio (subject to consent). Owing to the central position of the house within its large secluded plot there is also clear potential for extension to all elevations, offering huge scope to adapt and expand the home to individual requirements - subject to permissions.

Upstairs, a long and airy landing leads to three well-proportioned double bedrooms. The principal bedroom enjoys a charming glimpse of the sea to the south-west, while two of the bedrooms benefit from built-in wardrobes providing excellent storage. The first floor also offers a separate WC, shower room, and a large walk-in cupboard — an arrangement that could easily be reconfigured to create a spacious family bathroom.

Outside, the level gardens are a true highlight - generously sized, mainly laid to lawn, and interspersed with mature trees and shrubs that enhance both privacy and natural beauty. To the front there is large drive leading to the garage with hardstanding to the side.

Detached homes in such a private yet convenient location are seldom available on the open market, and this property is expected to attract considerable interest. Early viewing is therefore **Highly Recommended** in order to fully appreciate not only the superb setting but also the size, flexibility, and potential of this unique home. Offered with no onward chain, our vendors request serious enquiries only.

- Detached House in Cul De Location
- Three Double Bedrooms - Two with Wardrobes
- Three Reception Rooms
- Large Level Plot Ripe for Extension
- Part Integral Garage
- Ample Driveway Parking for Vehicles & Caravan etc.
- Highly Desirable Location
- No Onward Chain Complications
- Viewing Highly Recommended - Serious Enquiries Only Please
- View Virtual Tour On-Line



## ROOM DESCRIPTIONS

### Hall

Impressive solid wood front door opening to 'T' shape hallway with stairs to left hand side rising to first floor. Radiator. Large under-stairs cupboard. Doors to all principal rooms.

### Lounge

Light spacious room with triple aspect double glazed windows and original french doors opening to Sunroom. Two radiators, Tiled fireplace housing living flame gas fire.

### Dining Room ( Bedroom Four)

Double glazed window to rear aspect, radiator, serving hatch.

### Kitchen/Breakfast Room

Dual aspect with two double glazed windows overlooking rear garden & further double glazed window to side aspect. Vinyl floor, door to side passageway. Range of gloss white base & eye level units with wood-block worksurface. Stainless steel sink & drainer, washing machine, fridge/freezer, tumble dryer and table & chairs. Radiator. Potterton wall mounted gas boiler with space for appliance below.

Note: If required and at cost, it is possible to customise the kitchen with the addition of integral appliances - cooker, dishwasher, washing machine, fridge/freezer etc. prior to completion.

### Cloakroom

With french door from Hall & further door to WC.

### WC

Obscure double glazed window, low level WC & wash hand bain.

### Covered Side Passage

A covered side passage with personal door to garage, open doorways to front & rear gardens and large storage cupboard. This area could make a useful Utility room.

### Landing

Long Landing with all rooms off. Electric warm air heater. Loft access.

### Bedroom One

Dual aspect with three double glazed windows to front & side. Useful twin doors eaves storage areas/wardrobes. Radiator.

### Bedroom Two

Double glazed window to rear aspect with views over the garden. Radiator.

### Bedroom Three

Double glazed window to front aspect, radiator.

### Shower Room

Large glass screen walk-in shower with electric shower over, pedestal wash hand basin. Eaves storage cupboard plus large airing cupboard housing lagged hot water cylinder. Obscure double glazed window, heated towel rail.

### WC

Low level WC. Obscure double glazed window, eaves storage cupboard.

### Part Integral Garage

Up & over door, power & light, rear personal door to covered side passage. Ripe for conversion to living accommodation with appropriate permissions if required.

### Outside

The large level plot size are a real feature of the sale with gardens to all four sides of the property. Mostly laid to lawn with mature shrubs & trees to the borders offering a high degree of privacy. Area to one side with one mature & two smaller apple trees. Paved paved leading to rear seating area. To the front a driveway with parking for four or five vehicles leading to the garage and further area to side ideal for additional storage. Outside lights & garden tap.

### Agents Note

Freehold, Council Tax Band: F, EPC - E  
An employee of HouseFox EA is a part owner of this property.  
All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



## FLOORPLAN & EPC

