



12 Stevenstone Road



# 12 Stevenstone Road

Exmouth, Devon EX8 2EP

Sideshore Development/Seafront 1.3 miles. M&S Foodhall/Train Station 1.2 miles. M5 J30 8 miles

Set in 0.36 acres, an extensive and striking family home with ancillary accommodation, level gardens and detached garden room

- Favoured 'Avenues' location
- Flexible accommodation ideal for multi-generational living
- 5 bedrooms to first floor (two en suite)
- Flexible second floor accommodation with study and cinema room
- South-westerly facing level gardens
- Garden room providing a great place for escaping
- Extensive parking with two garages
- In total 0.36 acres

## SITUATION AND DESCRIPTION

Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with a direct line to Exeter. There is a good selection of primary, secondary and private schools.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

Set in 0.36 acres, no.12 Stevenstone Road provides a superb package with spacious house, ancillary accommodation, garages and generous gardens with bar and extensive parking.

Extending to 2,600 sq ft, the house is beautifully presented throughout, having been transformed over recent years, providing flexible accommodation over three floors.



There is a fantastic combination of new and old with many of the original features being retained, along with new materials and modern attributes, including picture rails, original internal doors and fireplaces.

On the ground floor is a large spacious entrance hall with doors leading to all of the principal living rooms and staircase that continues to the galleried landing on the first floor and second floor beyond. The double aspect kitchen is fitted with an extensive range of units with integrated appliances and central island providing space for family dining. Overlooking the rear garden, there are two large reception rooms; sitting room with fireplace and bi-fold doors and dining room, again, with fireplace and door to the conservatory beyond. Completing the ground floor is the cloakroom and utility room with further range of units and space for laundry appliances.

To the first floor are five bedrooms on one level and is perfect for family living, including principal suite with shower room and guest bedroom with en suite shower room. The family bathroom with underfloor heating includes a free-standing bath and wet room shower. Currently the second floor is used as a study and cinema room with access to storage in part of the unconverted attic, although there is plenty of space to convert into bedrooms if required, subject to the necessary planning consent.

Detached from the house is the ancillary accommodation with kitchen/sitting room, conservatory, double bedroom and shower room.

Accessed along Stevenstone Road, a large private driveway leading to the parking and turning area and garages beyond. Adjacent to the road is a variety of mature shrubs providing excellent privacy and screening and to one end is one of the garage doors. Double gates open from the parking area to the rear garden. Predominantly laid to lawn, the level rear garden is south westerly facing, whilst fully enclosed with a mixture of mature hedging and timber fencing providing plenty of privacy. Adjoining the conservatory and sitting room is a beautiful terrace making a perfect spot for outside dining and enjoying the garden.

A recent addition is the large, fully insulated siberian larch clad garden room, positioned away from the house and set-up to provide a perfect space to escape and/or entertain with a bar, patio and hot tub area.

#### SERVICES

All mains services connected.

#### DIRECTIONS

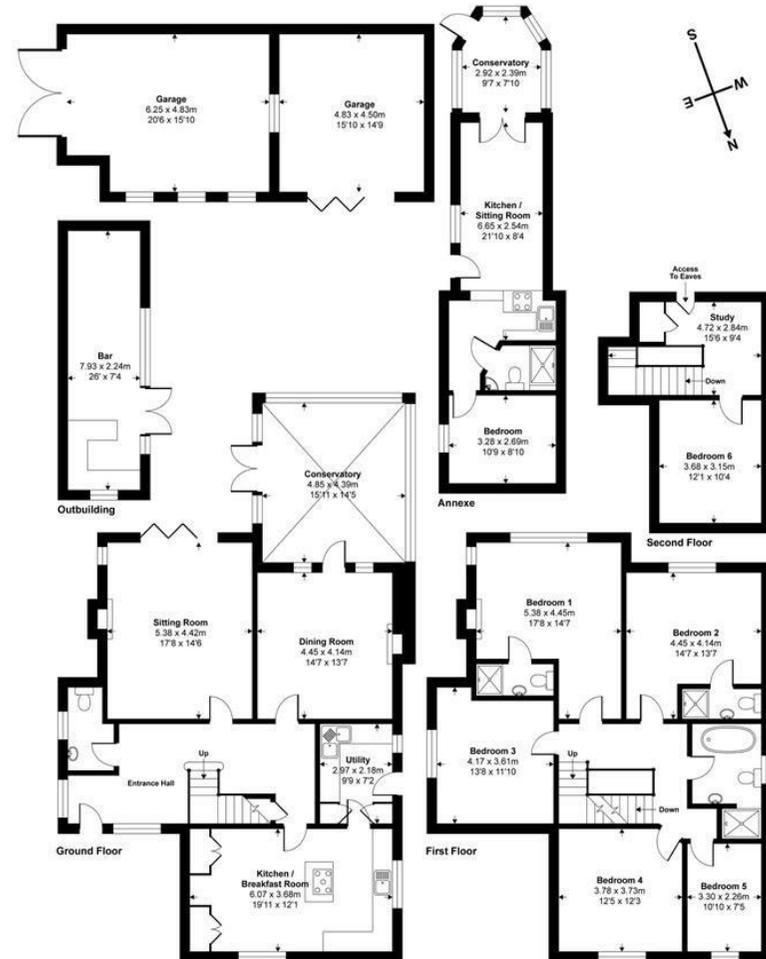
From Exmouth town centre proceed along Rolle Street and at the roundabout turn left into Salterton Road. Continue up this road going through the lights and take the fourth right after Cranford Sports Club into Stevenstone Road. The property will be found on the right identified by a Stags for sale board.



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



Approximate Area = 2685 sq ft / 249.4 sq m  
 Garage = 556 sq ft / 51.6 sq m  
 Annexe = 426 sq ft / 39.5 sq m  
 Outbuilding = 190 sq ft / 17.6 sq m  
 Total = 3857 sq ft / 358.3 sq m  
 For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		66	
(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	

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Stags. REF: 750597



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