



16 Richmond Road



# 16 Richmond Road

Exmouth, Devon, EX8 2NB

Exmouth seafront (1.2 miles), Exmouth Station (1.6 miles), M5 Junction 30 (7.6 miles)

A charming 1930s 4 bedroom end-terrace house with parking and a lovely mature garden to the rear.

- Period end of terrace house
- Lots of charming period features
- Garden room
- Mature garden to the rear
- Freehold
- Two spacious reception rooms
- Updated kitchen/breakfast room
- Off road parking for 2 cars
- Solar panels
- Council Tax Band: D

Guide Price £570,000

## SITUATION

Richmond Road is a desirable no through road leading off Salterton Road around one mile from Exmouth's stunning seafront. Nearby is the popular marina with its array of highly rated restaurants and cafés, and the town centre's shops and amenities, including the leisure centre and cinema. Excellent transport links are available via the nearby train station, bus station and cycle path, as well as road connections to Exeter and beyond. The area is well served by a good selection of primary, secondary and private schools, as well as recreational facilities, making it ideal for families and those seeking a coastal lifestyle.



## ACCOMMODATION

Located along this quiet, popular road is this well presented end-terrace house believed to have been constructed around the 1930s and still retaining a number of attractive period features. The front door opens into a useful entrance porch with a second door into the hallway which leads to the rear with the staircase rising to the first floor. On the right is a spacious sitting room with bay-window, exposed wooden floor boards and a lovely period gas feature fireplace with tiled surround and wooden mantle over. There is a separate dining room, a good size with a window to the rear and a wood burner and to the rear a spacious kitchen/breakfast room fitted with a range of white fronted base, wall and drawer units with a solid wood work top over and Belfast sink and there is a gas Range for cooking. A door leads to the side where the owners have created a garden room by covering a courtyard garden with a tiled floor, door to the garden and door to a secluded seating area.

On the first floor is a spacious landing leading to 4 bedrooms, including a master bedroom to the front where there is a bay-window, period fireplace and an ensuite with shower cubicle, low level W.C and a hand wash basin. There is also a family bathroom with panel bath, W.C and hand wash basin.

## OUTSIDE

To the front of the property is off road parking for 2 vehicles. To the rear is a charming mature garden, mainly lawn with a number of mature trees and shrubs and a garden shed. To the bottom is an attractive gravelled seating area and a gate gives access onto the cycle path at Bradham Lane.

## SERVICES

Current Council Tax Band: D

Utilities: Mains electric, water, gas and mains drainage.

Heating: Gas central heating from radiators

Tenure: Freehold

Solar panels

Standard, ultrafast and superfast broadband available (Ofcom)

EE, O2, Three and Vodafone mobile networks available (Ofcom)

(Ofcom)

## DIRECTIONS

What three words: ///pills.belong.preoccupied



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.



Approximate Area = 1576 sq ft / 146.4 sq m  
For identification only - Not to scale

**First Floor**

**Second Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2026. Produced for Stags. REF: 1441532



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		71
(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