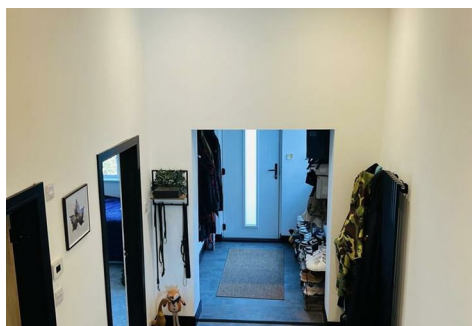


**“A Business Built Upon Recommendations!”**



**157 St Johns Road, Exmouth, EX8 4EW**

**Offers in the region of £780,000**

COMPLETE ONWARD CHAIN \*\* EARLY VACANT POSSESSION AVAILABLE \*\* OFFERS IN THE REGION OF £780,000 \*\* ST JOHNS ROAD “ EXMOUTH. A significant five bedroom detached family home located in this most sought after area within this pleasant cul de sac position. The property has been the subject of a complete and clever redesign of enhancement and extensive extension and complete refurbishment with no cost thought or effort for the current owners enjoyment. Large well proportioned accommodation with flexible use throughout this cleverly designed property making this an excellent opportunity for those seeking extra space with potential for an independent annexe plus a work from home office and a further DOUBLE GARAGE providing extra scope as the property has a good size double driveway with ample parking and much much more ! Accompanied viewings available seven days a week. (01395) 720022 sarah@sarah-dunn.co.uk find our offices on the main Budleigh Salterton High Street next door to Tesco’s express. www.zoopla.co.uk www.primelocation.com www.sarah-dunn.co.uk \*\* ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK \*\*



#### GENERAL DESCRIPTION

COMPLETE ONWARD CHAIN \*\* EARLY VACANT POSSESSION AVAILABLE \*\* OFFERS IN THE REGION OF £780,000“ \*\* ST JOHNS ROAD “ EXMOUTH. A significant five bedroom detached family home located in this most sought after area within this pleasant cul de sac position. The property has been the subject of a complete and clever redesign of enhancement and extensive extension and complete refurbishment with no cost thought or effort for the current owners enjoyment. Large well proportioned accommodation with flexible use throughout this cleverly designed property making this an excellent opportunity for those seeking extra space with potential for an independent annexe plus a work from home office and a further DOUBLE GARAGE providing extra scope as the property has a good size double driveway with ample parking and much much more ! Accompanied viewings available seven days a week. (01395) 720022 sarah@sarah-dunn.co.uk find our offices on the main Budleigh Salterton High Street next door to T e s c o ' s e x p r e s s . w w w . z o o p l a . c o . u k www.primelocation.com www.sarah-dunn.co.uk \*\* ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK \*\*

#### GENERAL LOCATION



ST JOHNS ROAD is set in an easily accessible and established location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

#### LOCATION



Ideally located within walking distance of all of the Towns reputable local junior primary and comprehensive schools. Situated on a local bus route plus within close proximity to various supermarkets. Short drive to various beaches. Short drive to Exmouth Town centre, Bus and Train station. Excellent access to the M5, Exeter City and Exeter Airport.

#### LOVELY CUL DE SAC LOCATION





#### OPPORTUNITY TO CREATE AN ANNEX



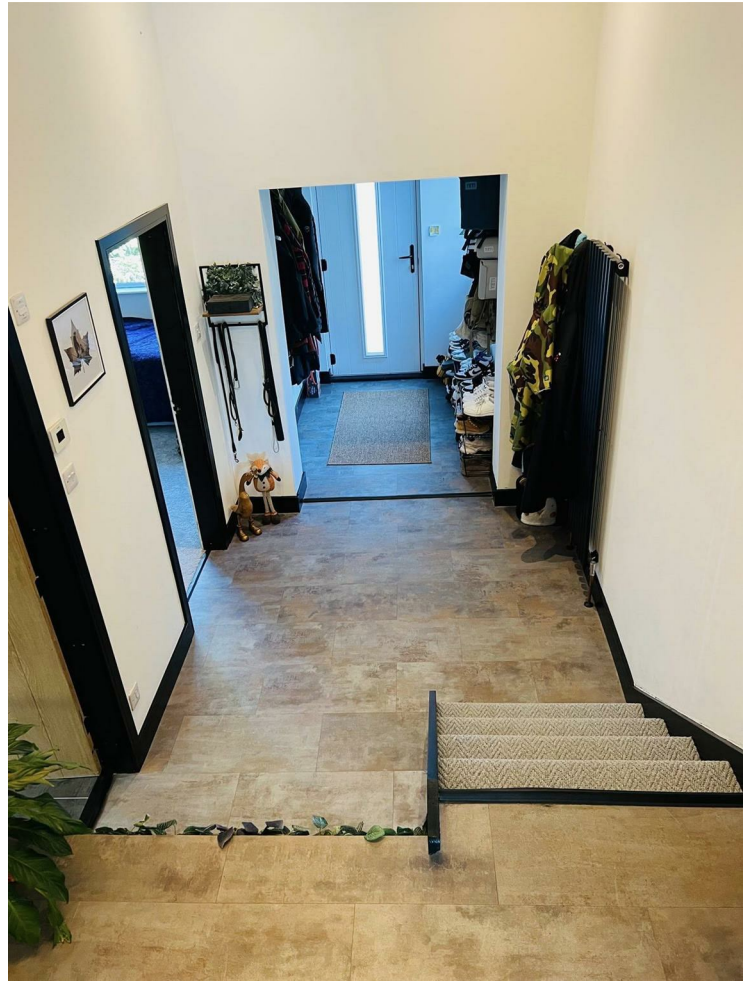
This property has been cleverly extended and enhanced with significant accommodation one side of which is laid out in an ideal configuration to create a self contained annex.

#### OPPORTUNITY TO CREATE OFFICE



This property has a double driveway providing plentiful parking therefore the DOUBLE GARAGE would make an excellent opportunity to create a self contained work at home office or similar.

#### ENTRANCE PORCH



Composite front door with obscured glass. Double glazed window and open access to reception hall.

#### DOUBLE SIDED RECEPTION HALL



A fantastic size reception hall which is double sided. Doors to both sides. Stairs rise to the first floor.



KITCHEN/BREAKFAST ROOM  
22'10" x 19'10" (6.96m x 6.05m)



A stunning kitchen with comprehensive matching range of wall base drawer and display units incorporating a range of built in appliances. Quartz worktop surfaces and Dekton worktop surfaces extending to provide the breakfast bar areas. The kitchen overlooks the garden.

KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM





#### UTILITY ROOM

5'11" x 4'2 (1.80m x 1.27m)



A great practical room ideally located with space and plumbing for automatic washing machine. further appliance space.

#### DINING AREA



A fantastic versatile space currently having a farmhouse style table which overlooks the garden with large double sliding doors leading to the garden.



## DINING AREA



## LOUNGE

15'6" x 12'0" (4.72m x 3.66m )



A traditional lounge ideally located within the property.  
Picture window overlooks the rear garden.



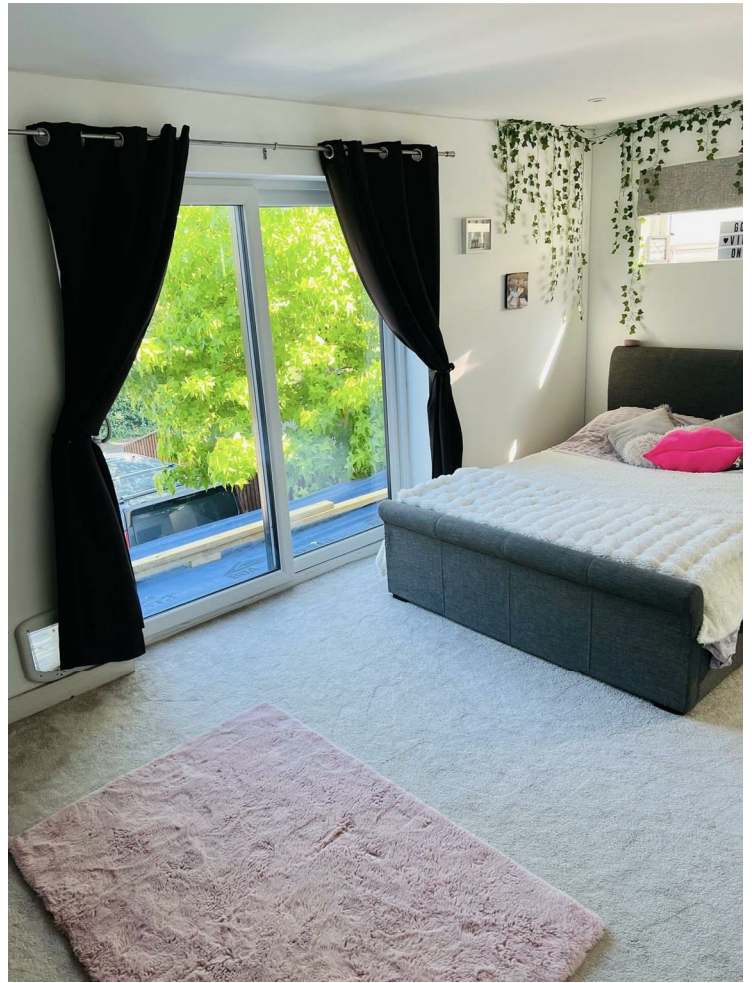
**LOUNGE**



**ACCESS FROM RECEPTION HALLWAY TO**

**BEDROOM 2**

16'10" x 9'7" (5.13m x 2.92m)



**LOUNGE**



A significant sized room with sliding uPVC double glazed doors opening onto the Sun Balcony ( Railings are the choice of the new owners options are available as they are yet to be fitted).

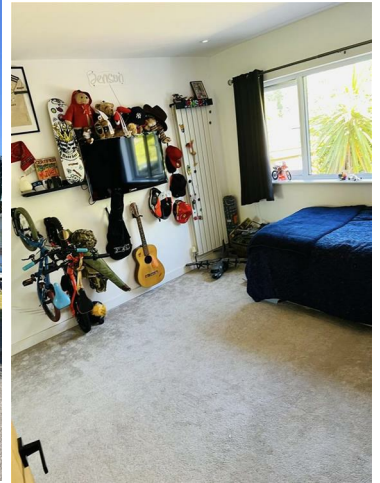


**BEDROOM 2**



**BEDROOM 3**

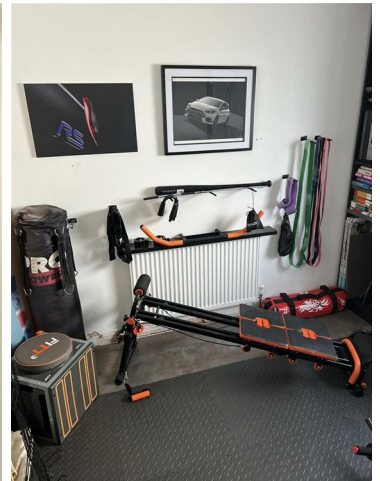
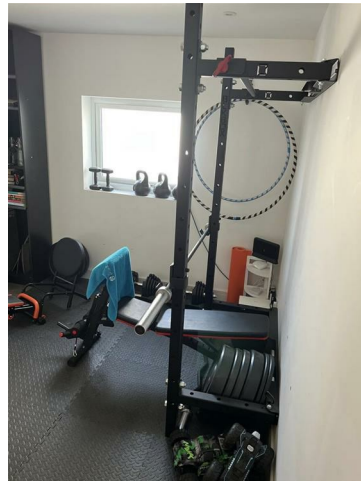
11'11" x 10'8" (3.63m x 3.25m)



BEDROOM 3 IS LOCATED ON THE RIGHT HAND SIDE OF THE RECEPTION HALL WITH THE LARGE GROUND FLOOR BATHROOM PLUS BEDROOM 4 ATTACHED TO THIS SIDE OF THE PROPERTY GIVEN THE SIZE OF THE OVERALL ACCOMMODATION THIS ACCOMMODATION IS AN EXCELLENT OPPORTUNITY FOR THE PROSPECTIVE BUYER REQUIRING THE OPTION TO CONVERT TO A SELF CONTAINED ANNEX ACCOMMODATION.

**BEDROOM 4**

11'0" x 9'8" (3.35m x 2.95m)



**EN SUITE SHOWER ROOM**





## GROUND FLOOR BATHROOM

10'8" x 6'3" (3.25m x 1.91m)



A stunning luxuriously fitted ground floor bathroom with many extra features.

## GROUND FLOOR BATHROOM



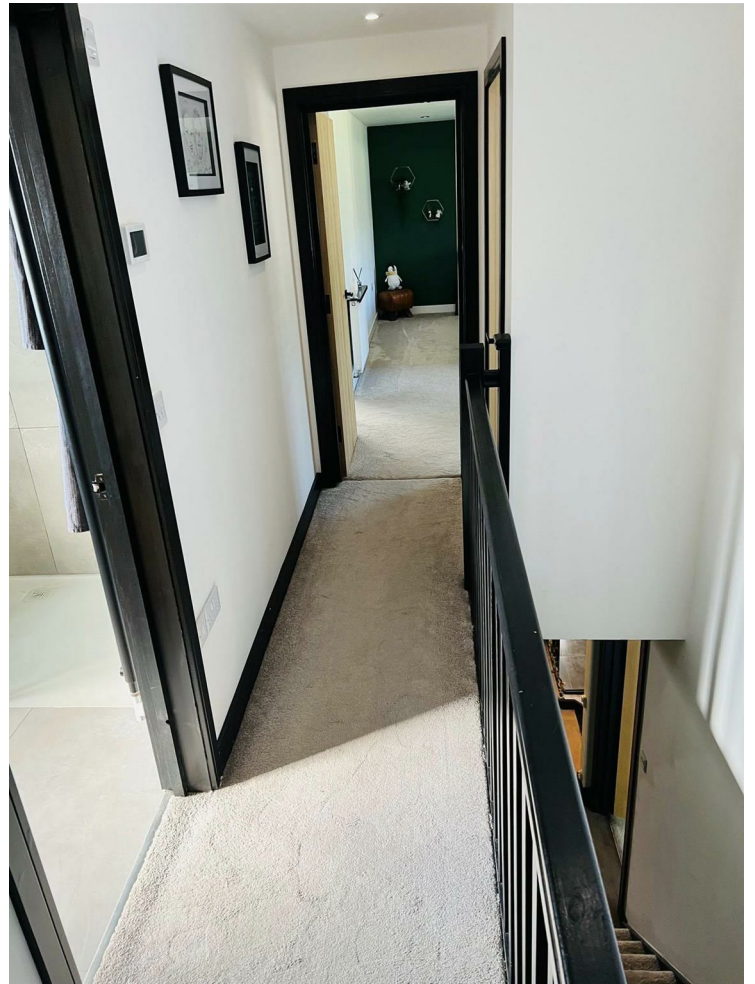


FIRST FLOOR LANDING



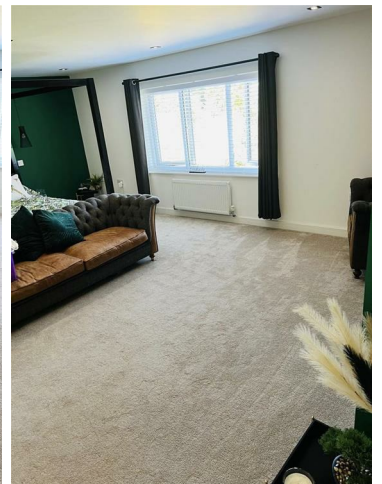
A significant traditional first floor landing with access to the roof space/loft area.

FIRST FLOOR LANDING



MASTER BEDROOM SUITE

19'2" x 16'0" (5.84m x 4.88m)



A simply stunning master bedroom suite of very large proportions with adjoining dressing room.



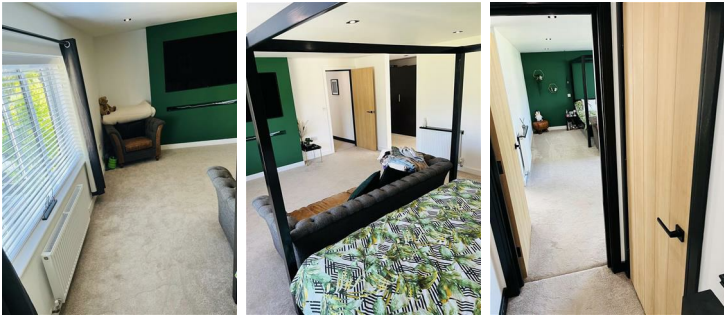
MASTER BEDROOM SUITE



LARGE WALK IN DRESSING ROOM



MASTER BEDROOM SUITE



LARGE WALK IN DRESSING ROOM  
22'6" 6'6" (6.86m 1.98m)





### BEDROOM 5

15'11" x 9'9" (4.85m x 2.97m)



### FIRST FLOOR BATHROOM

12'11" x 6'4" (3.94m x 1.93m)



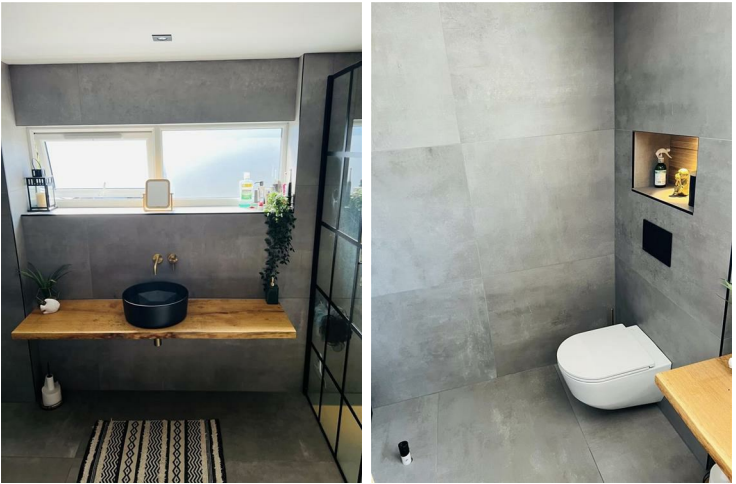
A further luxuriously fitted shower room with the option of a bath to be fitted.



FIRST FLOOR BATHROOM



FIRST FLOOR BATHROOM



OUTSIDE



The property enjoys a good size plot with gardens to the rear which have been fully landscaped. Viewing is essential to appreciate the current features of this garden and the further opportunities this garden offers.

OUTSIDE



OUTSIDE





## OUTSIDE



## OUTSIDE



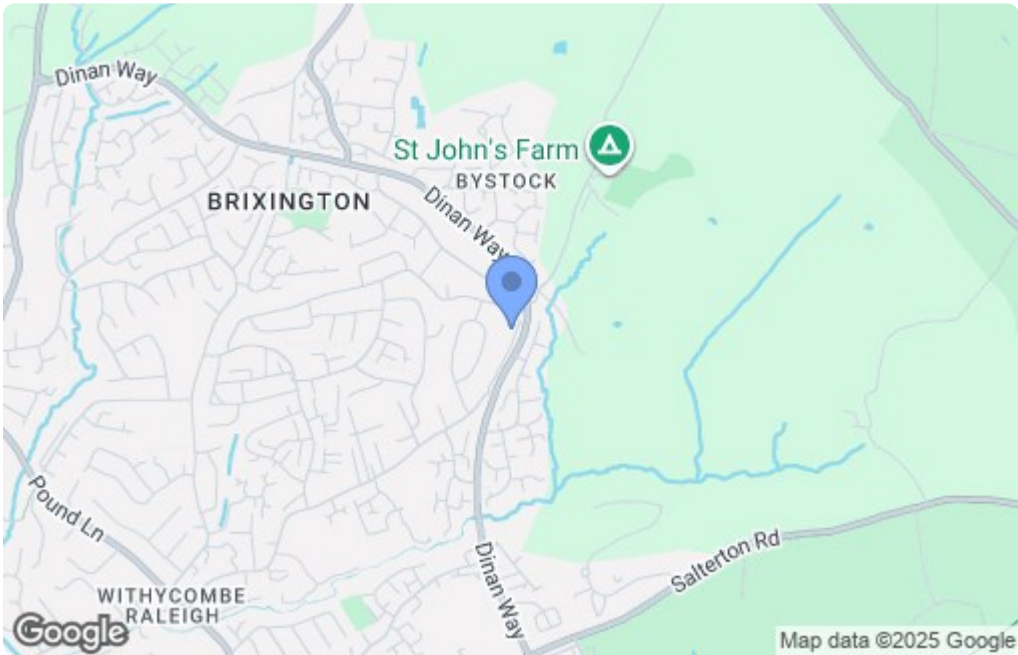
## DOUBLE GARAGE

A great opportunity for a workshop or work from home office. Two electric up and over doors. Power and light is connected.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
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