

STAGS

Horizons







Horizons, River Front

Exton, Exeter, Devon, EX3 0PR

Exeter city centre (7.6 miles), M5 junction 30 (3.9 miles), Exeter airport (7.2 miles)

A fantastic 4/5 bedroom family home located on the banks of the Exe, in this highly desirable estuary village with beautiful direct views along the length of the river, planning granted for a first floor extension and balcony, spacious living accommodation and driveway parking.

- Stunning uninterrupted views along the Exe estuary
- Close to village train station, pub and estuary cycle path
- Driveway parking
- Sitting room with woodburner
- Freehold
- Planning granted to reverse the levels and extend with a first floor balcony
- Adaptable accommodation with 2 first floor bedrooms and 2 ground floor
- Good sized garden
- Low/Very low flood risk (Gov.uk, Feb 2026)
- Current council tax: G

Guide Price £850,000

Stags Exeter

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SITUATION

Exton sits on the eastern side of the River Exe Estuary, around six miles from the cathedral city of Exeter, with its extensive range of services and five miles from the coastal town of Exmouth, known for its long sandy beach. Considered a particularly desirable place to live, Exton benefits from its own train station, offering convenient access to both Exeter and Exmouth, the beautiful estuary cycle path and has a petrol station with well stocked convenience store. The Puffing Billy gastro pub is within easy walking distance and the M5, A38, and A30 are all readily accessible and a half-hourly bus service connects the village with Exeter and Exmouth.

DESCRIPTION

Located on River Front Road, one of the best addresses in East Devon, Horizons is a spacious family home enjoying fantastic views along the Exe estuary. Plans were granted in 2015 for a substantial alteration of the internal accommodation which included switching the lay-out to include 5 bedrooms and 2 bathrooms on the ground floor with the main living space being on the first floor with a balcony to make the best of the views West over the estuary and across to the Haldon Hills. The current lay-out includes 3 bedrooms on the ground floor, the sitting room and a kitchen/dining room and on the first floor are 2 further bedrooms. Outside to the South is a garden laid mainly to lawn, a patio runs along the Western elevation over looking the estuary and to the North is driveway parking.

ACCOMMODATION

The front door opens into a hallway and straight ahead is a study with window overlooking the river. On the right is a downstairs bedroom with ensuite and a glass door over looking the estuary and on the left is a modern kitchen/dining room fitted with a modern range of base, wall and drawer units with a granite work top over, fitted appliances and a fitted seating area. An opening leads through to the sitting room with exposed wooden floor boards, fitted wood burner and patio doors opening into the garden and over looking the estuary. Further along is a second hallway with a door opening onto the patio, a staircase rising to the first floor, shower room and two further rooms that could be used as bedrooms or receptions rooms, one leading onto a conservatory.

On the first floor, at the top of the stairs, on the right is a double bedroom with beautiful views across the estuary, there is a large landing area with a door in to a W.C and at the end, a double bedroom with window to the rear overlooking the estuary and feature circular window looking North in the direction of Topsham.













OUTSIDE

At the Northern end of the house is a concrete driveway providing parking for a number of vehicles. To the rear, accessed from the sitting room and one of the bedrooms is a large patio running the length of the house and enjoying beautiful views along the estuary and across towards the Haldon Hills. At the Southern end of the house the garden is mainly lawn and to the front is a small area of garden.

SERVICES

Utilities: Mains gas, electricity and water.
Drainage: Septic tank.
Heating: Gas central heating from radiators.
Tenure: Freehold.
Standard, ultrafast and superfast broadband available. EE. 02, Three and Vodafone networks available (Ofcom).
Current Council Tax Band: G
There is a service cost of £150 per year as a contribution to the private drive

DIRECTIONS

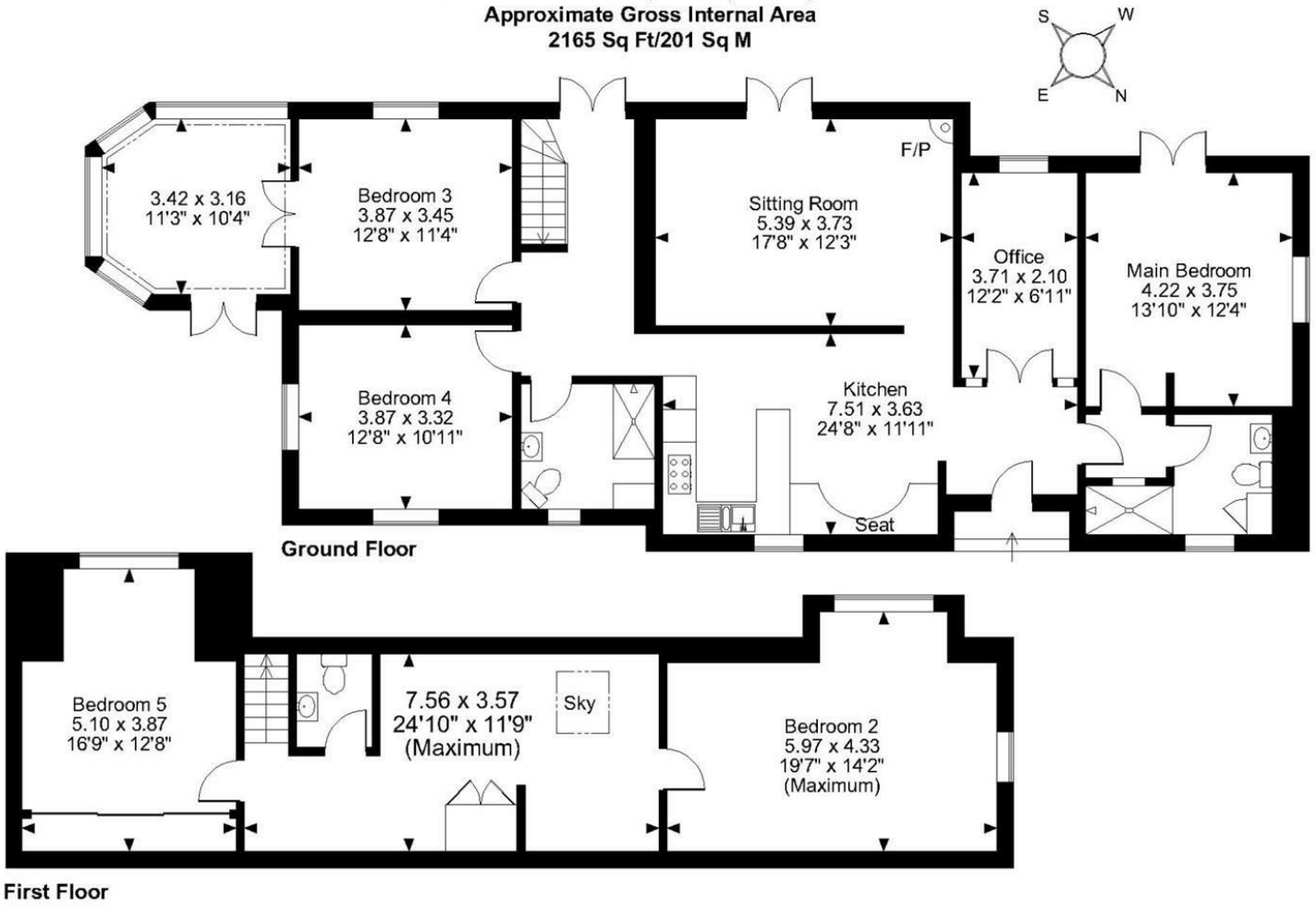
From Exeter and the M5, head towards Exmouth along the A376, passing through the village of Ebford and on entering Exton, pass the petrol station, continue down the hill and at the traffic lights turn right onto Station Road. Follow the road round past the Puffing Billy onto River Front Road and the house is the first on the left hand side.
What three words: ///guess.absorbs.soups

AGENTS NOTE

The vendors advise that they believe the septic tank does not comply with the general binding rules.

Horizons River Front, Exton, Exeter, Devon

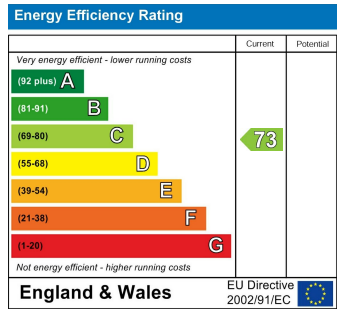
Approximate Gross Internal Area
2165 Sq Ft/201 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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