

(photos to follow) **Property reference number: -2406-1836 (EXMOUTH)**  
Home to a family who are looking to house-swap in the school holidays.  
There will be 2/3 adults and a teenager.

### KEY INFORMATION

Bedrooms available:-	Double:- 2, single:- 1, (max:- 5 people)
Children welcome?:-	Yes all age groups are welcome
Pets that live here:-	They have a male cockapoo and they would like to bring him with them when house-swapping if possible. He is well-behaved and non-shedding.
Re-dogs:-	They would be happy to consider a dog staying in their home.

This 2016 detached house is situated on the edge of the lovely seaside town of Exmouth, and also on the edge of Woodbury Common, and the villages of Lymington and Woodbury. It is on a main road/bus route, but quiet in the evenings. It's also close to a new housing estate being built. There are very nice quiet footpaths in the immediate area. This is a wonderful area to holiday with other classic small seaside towns in the area. And Exeter is a great city to explore, easily accessible by car, bus or train.

This well-designed modern house has a south facing lounge with doors opening onto the fully enclosed back garden, 3-4 steps down. There are TV's in the lounge and one of the double bedrooms. There is an Xbox in the other double bedroom and the single bedroom. In the lounge is a drum kit and full size electric keyboard available upon request to visiting musicians! They have a downstairs toilet. The medium sized garden is fully enclosed with artificial lawn and decking and they have a BBQ. Off-road parking for two vehicles.

The family attend Christ Church, Exmouth. About 50 people attend the Sunday morning services and there is a lot going on during the week for all age groups.

[www.christchurchexmouth.co.uk](http://www.christchurchexmouth.co.uk)

Playground/park/sport	Plenty of walking and cycling opportunities, Bowling, sea swimming (sandy beach in Exmouth, stony beach in Budleigh 10min drive away), kayaking, paddleboarding, kite surfing, indoor leisure centre with pool, cricket, rugby, football, skate park, outdoor pool in Topsham. The nearest play parks are Brixington Park, and Phear Par .
Recommended places of interest	Stuart Line Boat Cruise, Train into Exeter, Drive to Sidmouth, Torbay, Brixham, Dawlish, Dartmouth, Dartmoor, Crealy Theme Resort, Darts Farm. Greendale farm. River Dart Country Park. Coastal path from Otterton to Budleigh stopping off at Otterton Mill for refreshments. Walk across the sand at very low tide from Exmouth to Sandy Bay (nice pub/restaurant at Sandy Bay dog friendly) and then back the same way or over the coastal path. Ladram Bay (private holiday park, but small beach is open to public, no dogs though, great for swimming at high tide with boat hire.) Walk from house to Lymington village Exmouth is an excellent water sports area with various day trips available by boat <a href="http://www.stuartlinecruises.co.uk">www.stuartlinecruises.co.uk</a> Woodbury Common is a popular spot for local cyclists, ramblers, dog walkers and horse riders with various trails. Car parking is free at the numerous sites on the Common. Exmouth is at the end of a train line into Exeter. <a href="http://www.visitexmouth.co.uk">www.visitexmouth.co.uk</a>

<https://www.visitexmouth.co.uk/find-things-to-do>