



Offers in Excess of £360,000 20 Hillcrest Gardens, Exmouth, EX8 4FE



- Immaculate 3 Storey Townhouse • Built By Messrs C G Fry In 2014 • Gas Central Heating & Double Glazing • GF: Cloakroom, Living Room, Kitchen / Dining Room • FF: 3 Bedrooms & Bathroom
 - SF: Master Bedroom & En - Suite • Detached Double Garage & Further Parking
 - Overlooking Parkland, Level Rear Garden



Accommodation

Ground Floor

Composite front entrance door, beneath storm porch, with outside lighting leading to:

Entrance Hall

Stair case rising to first floor. Radiator. Wall mounted central heating thermostat. Smoke alarm. Doors leading to living room, kitchen / dining room and:

Cloakroom

Modern white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator.

Living Room 14'3" (4.34m) x 9'7" (2.92m)

Window to front with views of the Parkland. Radiator. TV point. Telephone point.

Kitchen / Dining Room 17'3" (5.26m) Max x 16'3" (4.95m)

Dual aspect having uPVC double glazed French doors to rear, window to rear and external door to side. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring Induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher (never used), fridge and freezer. Space and plumbing for washing machine. Radiator. Tiled flooring. Useful understairs storage cupboard.

First Floor

Landing

Stair case rising to second floor. Airing cupboard housing the Mega Flo water tank with slatted shelving. Smoke alarm. Doors leading to:

Bedroom 2 11'10" (3.61m) x 8'9" (2.67m)

Window to front with views over the Park land. The double bed and wardrobe in situ are included in the sale. Radiator. TV point.

Bedroom 3 11'5" (3.48m) x 9'1" (2.77m) Plus Recess

Window to rear. The bunk beds and wardrobes in situ are included in the sale. Radiator. TV point.

Bedroom 4 8'2" (2.49m) x 6'7" (2.01m)

Window to front with views over the Park land. Radiator.

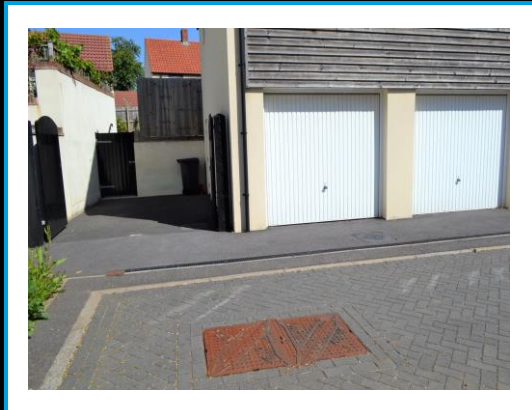
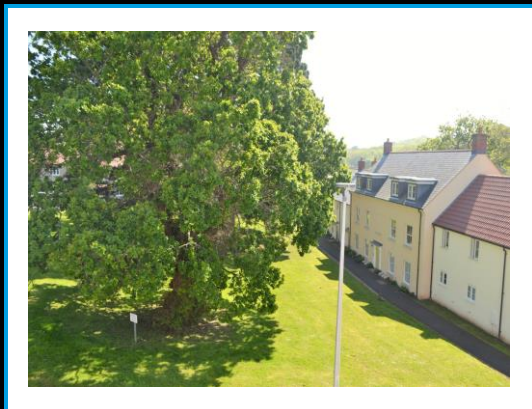
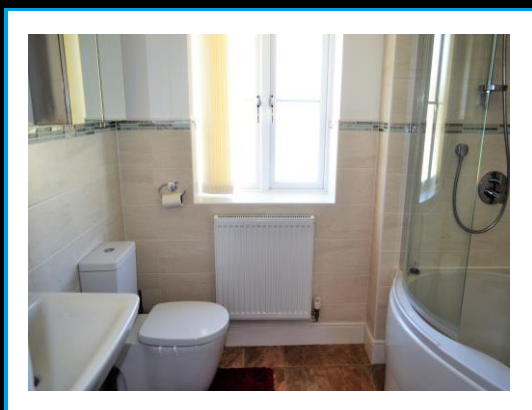
Bathroom

Obscure glazed window to rear. Modern white suite comprising P shaped bath with thermostatically controlled shower unit over, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Shaver light and socket.

Second Floor

Landing

Airing cupboard housing the gas fired boiler that supplies the central heating and domestic hot water. Useful walk - in storage cupboard with light. Door leading to:



Bedroom 1 13'9" (4.19m) Plus Alcove x 11'7" (3.53m)

Window to front with views over the Park land. Radiator. TV point. Access to insulated loft space. Door leading to:

En - Suite Shower Room

Obscure glazed window to rear. Modern white suite comprising corner shower cubicle with thermostatically controlled shower unit, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Shaver socket.

Externally

There is a small area of Front Garden, plated to provide year round interest and colour. Gas meter box.

Rear Garden

The level, enclosed and landscaped Rear Garden is laid to patio, being ideal for outdoor dining and sitting during the fine weather. The remainder is planted to provide year round interest and colour. Rendered wall and timber fenced boundaries. Outside lighting. Outside water tap. Electric meter box. To the rear, steps and pathway lead down to:

Detached Double Garage 19'8" (5.99m) x 19'3" (5.87m)

2 Up and over doors to front. Power and light connected. Personal door to side giving access to an **off road parking space**, enclosed by double wooden gates.

Tenure

The property is FREEHOLD

Services

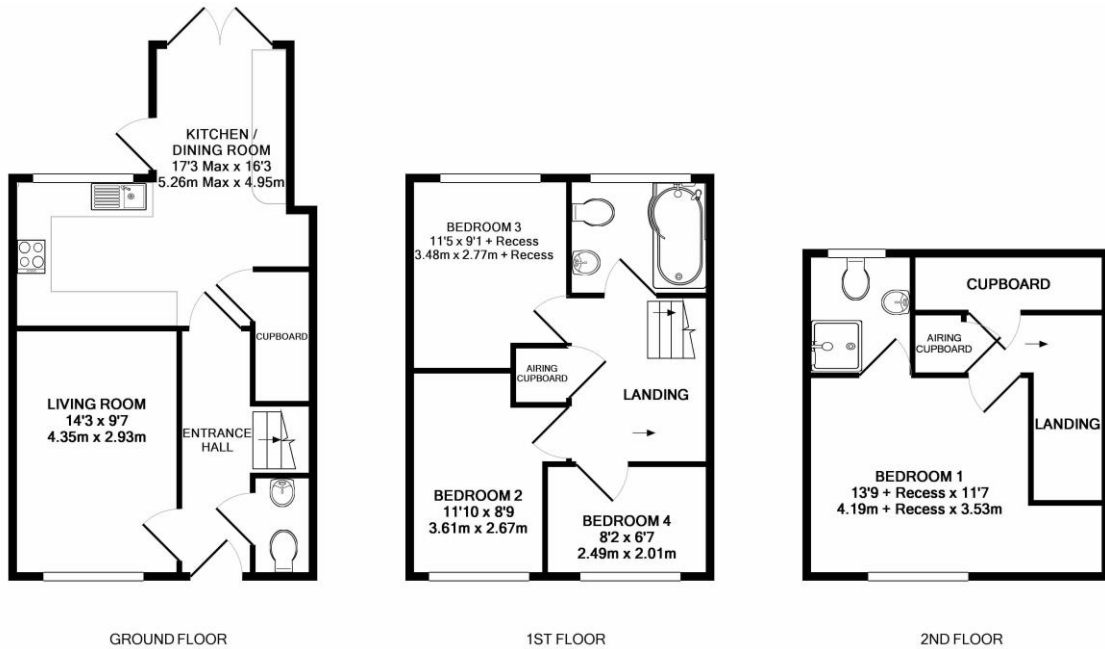
All mains services are connected. The property is on a water meter. Council Tax Band E

Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority



GROUND FLOOR

1ST FLOOR

2ND FLOOR

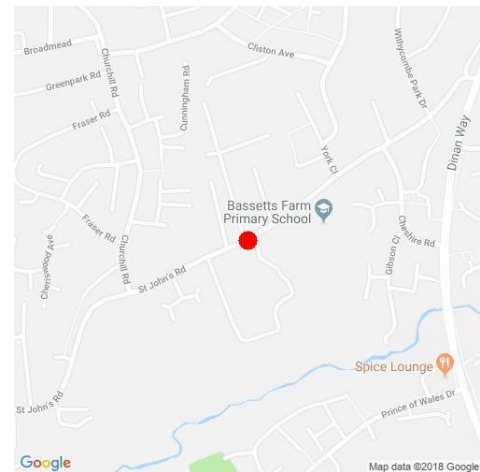
HILLCREST GARDENS, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

From our prominent Town Centre office turn left up Rolle Street and proceed out of town on Salterton Road. After passing Tesco on the left hand side, and at the next set of traffic lights, turn left into Dinan Way. Take the 3rd turning left into St Johns Road. After passing Bassetts Farm School, take the next turning left into Hillcrest Gardens where the property will be found on the right hand side of the Park land.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 98 |
| (92 Plus) | A | | |
| (81-91) | B | 86 | |
| (69-80) | C | | |
| (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 | |



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.