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LINKS
ESTATE AGENTS

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Offers in Excess of £320,000
10 Crossingfields Drive, Exmouth, EX8 3LP



- Detached Bungalow In Popular Cul-De-Sac • Now In Need Of Updating • Gas Central Heating & Double Glazing • Living Room, Kitchen / Dining Room • 2 Double Bedrooms
- Bathroom & Separate WC • Garage & Brick Paved Driveway • Gardens, Handy For Amenities, NO ONWARD CHAIN



Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Porch

Obscure uPVC double glazed door leading to:

Entrance Hall

Radiator. Access to lost storage space. Useful storage cupboard that includes a hanging rail. Wooden flooring. Smoke alarm. Doors leading to all rooms.

Living Room 18'5" (5.61m) x 11'10" (3.61m)

uPVC double glazed window to front. Fitted gas fire within a fireplace surround. Radiator. Fitted bookshelves to 2 walls.



Kitchen / Breakfast Room 14'2" (4.32m) x 12'11" (3.94m)

uPVC double glazed window overlooking rear garden and uPVC double glazed external door leading to rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven to side. Integrated washing machine, fridge and freezer. Radiator. Wall mounted gas fired combi boiler that supplies the central heating and domestic hot water.



Bedroom 1 13'10" (4.22m) x 11'10" (3.61m)

uPVC double glazed window to rear. Radiator.

Bedroom 2 12'11" (3.94m) x 10'11" (3.33m)

uPVC double glazed window to front. Built - in double wardrobe. Radiator.



Bathroom

Obscure uPVC double glazed window to side. White suite comprising corner bath with mixer tap and shower attachment. Separate shower cubicle with thermostatically controlled shower unit and tiled splashback's to ceiling height. Pedestal wash hand basin. Radiator. Shaver light and socket.

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and pedestal wash hand basin. Tiled splashbacks.



Externally

The property enjoys a good sized and level plot. The Front Garden is laid mainly to lawn with a raised shrub bed. Brick wall boundary. Double wrought iron gates giving access to a brick paved driveway that provides parking for several motor vehicles. Outside gas meter box. Driveway leading to:

Garage 15'9" (4.8m) x 9'1" (2.77m)

Up and over door to front. Obscure glazed window to rear. Personal door leading to rear garden. Gas meter. Power and light connected.

Rear Garden

There is an enclosed rear garden that's laid mainly to lawn with a patio area to the rear. Timber panelled fenced boundaries. Timber garden shed. Greenhouse. Outside water tap. Front pedestrian access to side of property via timber garden gates.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, 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

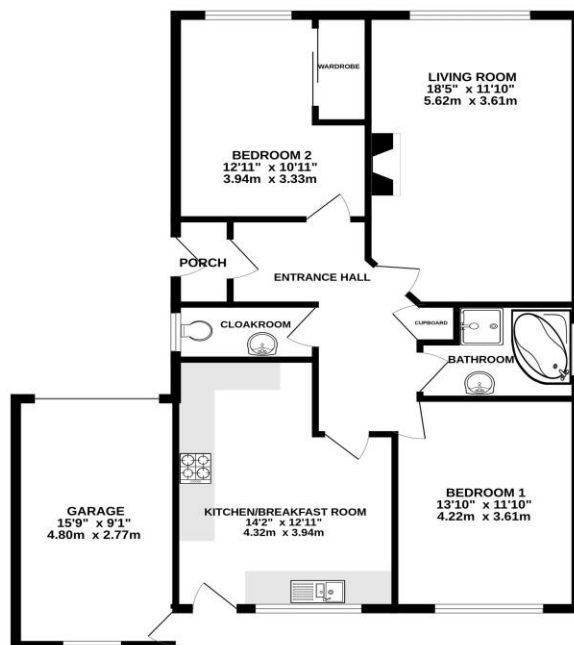
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



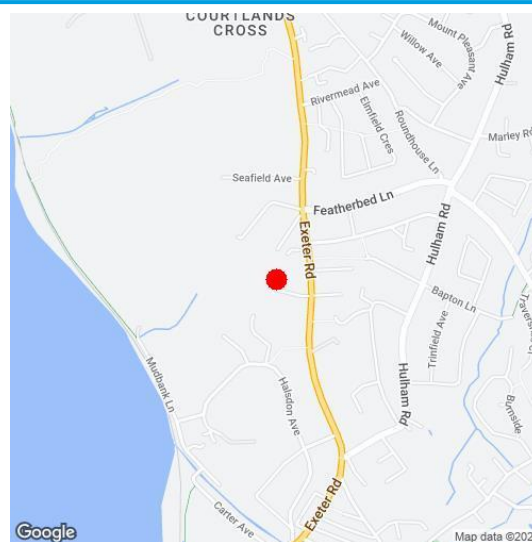
CROSSINGFIELDS DRIVE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with floorplan 02/24

Directions

From our prominent Town Centre office, proceed past The Strand Gardens and towards the railway station onto Marine Way. Continue along, through 2 sets of traffic lights, into Exeter Road and take the 2nd left into Crossingfields Drive. The property will be found at the end of the Cul-De-Sac, on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		63
(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.