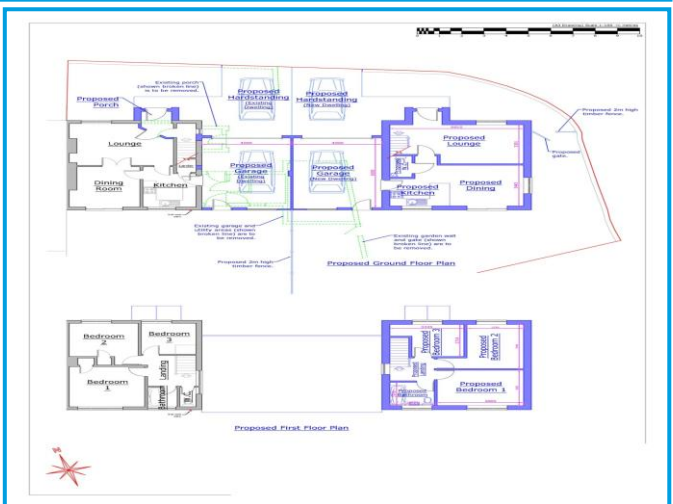


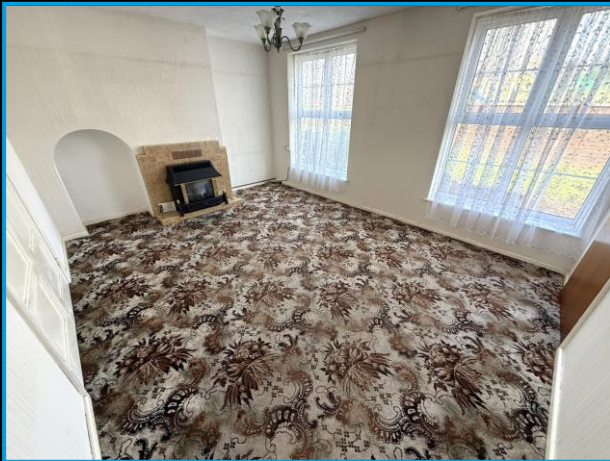
## Offers in Excess of £400,000

### 26 The Crescent, Exmouth, EX8 2PE



- 3 Bedroom Semi Detached House For Modernisation • Full Planning Permission For A 3 Bed Link Detached • 2 Reception Rooms, Kitchen, Utility • 3 Bedrooms, Bathroom, Separate WC • Potential Loft Conversion (Subject To Planning) • Garage, Driveway And Corner Plot Gardens • Full Details On EDDC Planning Portal 24/2163/FUL • NO ONWARD CHAIN





### Description

An opportunity to purchase this 3 bedroom semi detached house which has full Planning Permission (granted February 2025) to build a 3 bed, link detached house, with garage, to the side of the existing property. Full details can be obtained via the East Devon District Council Planning Portal with reference 24/2163/FUL

### Accommodation

#### Ground Floor

Step up to front entrance door leading to:

#### Entrance Hall

Staircase rising to first floor. Cupboard housing the electric meter and trip switch fuse box. Door leading to:

#### Living Room 15'4" (4.67m) x 11'7" (3.53m)

2 uPVC double glazed windows to front. Fitted gas fire within a tiled fireplace surround. Door leading to kitchen and double doors leading to:

#### Dining Room 11'1" (3.38m) x 10'4" (3.15m)

uPVC double glazed sliding patio doors leading to rear garden. Fireplace within a tiled fireplace surround. Door leading to:

#### Kitchen 11'1" (3.38m) x 7'10" (2.39m)

uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surface and ceramic tiled splash packs. Stainless steel single sink and drainer unit with mixer tap. Electric cooker point. Useful walk in pantry. Tiled walls. Door leading to:

#### Side Passageway

uPVC double glazed external doors leading to front and rear. Cold water tap. Useful walk in brick built storage cupboard. Door leading to:

#### Utility 8'1" (2.46m) x 5'1" (1.55m) Into Recess

uPVC double glazed window to rear. Cupboard storage units with roll edge work surfaces. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for appliances.

### First Floor

#### Landing

uPVC double glazed window side. Access to insulated and partly boarded loft space, via trap door with ladder that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation if required. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to:

#### Bedroom 1 11'2" (3.4m) x 11'1" (3.38m)

uPVC double glazed window to rear. Built - in single wardrobe.

#### Bedroom 2 10'4" (3.15m) x 9'3" (2.82m) Plus Recess

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

#### Bedroom 3 8'7" (2.62m) x 8'0" (2.44m)

uPVC double glazed window to front.

#### Bathroom

uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over and pedestal wash hand basin. Tiled splash backs.

#### Cloakroom

Obscure uPVC double glaze window to side. Low - level WC.



### Externally

The property is approached via double gates that lead to a driveway which provides off road parking and leads to the detached garage. The front garden is laid mainly to lawn. Gas meter cupboard.

### Garage 16'11" (5.16m) x 9'7" (2.92m) Max

Up and over door to front. Power and light connected.

### Gardens

The property has a good sized, level and enclosed Rear Garden, which is laid mainly to lawn. The gardens to the side of the garage is the building plot.

### Plans

The plans allow for the demolition of the existing garage and porch with a new porch to be erected to the front of the existing house. The existing property and the new dwelling will be linked via a single garage for each home, with a driveway in front of each garage for additional parking.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band C

### 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

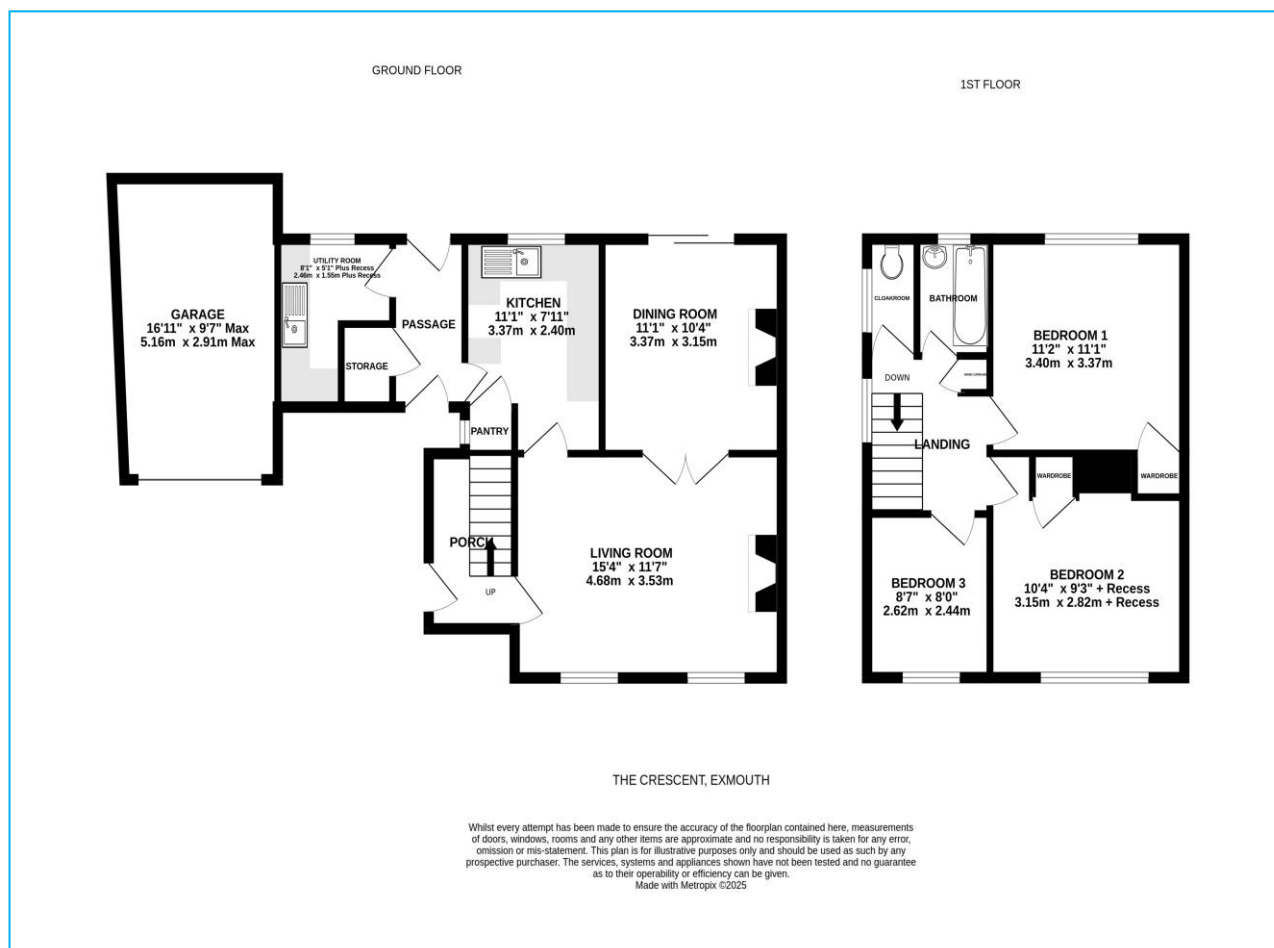
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

These are draft particulars and are awaiting vendors verification

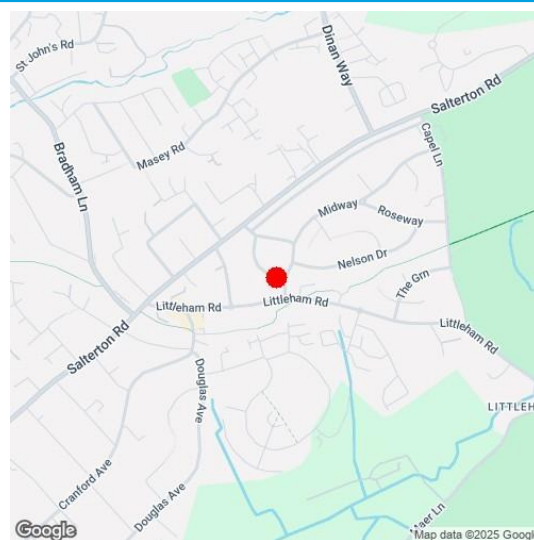




## Directions

From our prominent Town Centre office, proceed up Rolle Street, turning left at the roundabout into Salterton Road. Proceed through 2 sets of traffic lights, turning right into Magnolia Avenue, just before the third set of traffic lights and opposite Tesco. Turn immediately right into The Crescent where the property will be found towards the end of the road, 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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		49
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://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.