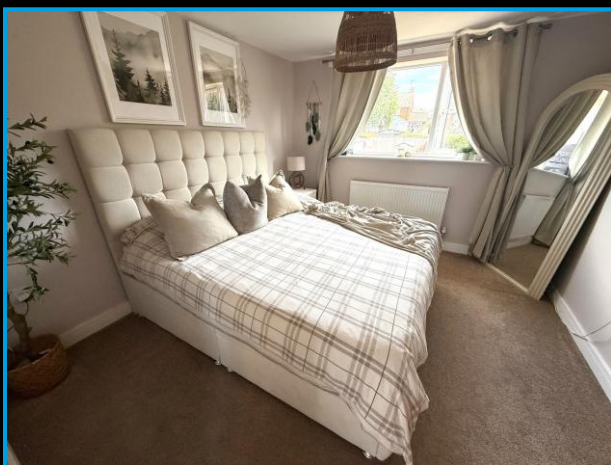


Guide Price £199,950

19a Marpool Crescent, Exmouth, EX8 3QJ



- Modern End Of Terrace House Built In 2017 • Popular Withycombe Area Of Exmouth
- Gas Central Heating & Double Glazing • Living Room With Access To Rear Garden
- Modern Fitted Kitchen • 1 Double Bedroom & Useful Loft Room • Modern Fitted Shower Room
- Good Sized Front & Rear Gardens



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard that also has plumbing for a cloakroom. Radiator. Smoke alarm. Doors leading to kitchen and:

Living Room 11'2" (3.4m) x 10'4" (3.15m)

uPVC double glazed French doors leading to rear garden. Radiator. Useful media wall to one wall.

Kitchen 8'6" (2.59m) x 5'5" (1.65m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space under the work surface for appliance. Radiator. Electric trip switch fuse box.

First Floor

Landing

Staircase rising to second floor. uPVC double glazed window to side. Radiator. Doors leading to shower room and:

Bedroom 11'3" (3.43m) x 10'4" (3.15m)

uPVC double glazed window to rear. Radiator.

Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of walk - in shower tray with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.

Second Floor

Access to eaves storage cupboard that also has the gas fired boiler that supplies the central heating and domestic hot water. Door leading to:

Loft Room 10'4" (3.15m) x 7'1" (2.16m)

Part slope ceiling. Double glazed Velux window to rear. Access to eaves storage space. Radiator.



Externally

A feature of this property are the good sized gardens. Steps lead up to the enclosed front garden, that has ease maintenance in mind, being laid to shingle. Timber panelled fence boundaries. Outside water tap. Outside meter boxes. Flagstone pathway to the side leading to the front entrance door.

Rear Garden

There is a larger than average Rear Garden which includes a patio area immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with timber panel fence and hedge boundaries. 2 garden sheds. Outside Power Point. Outside lighting. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

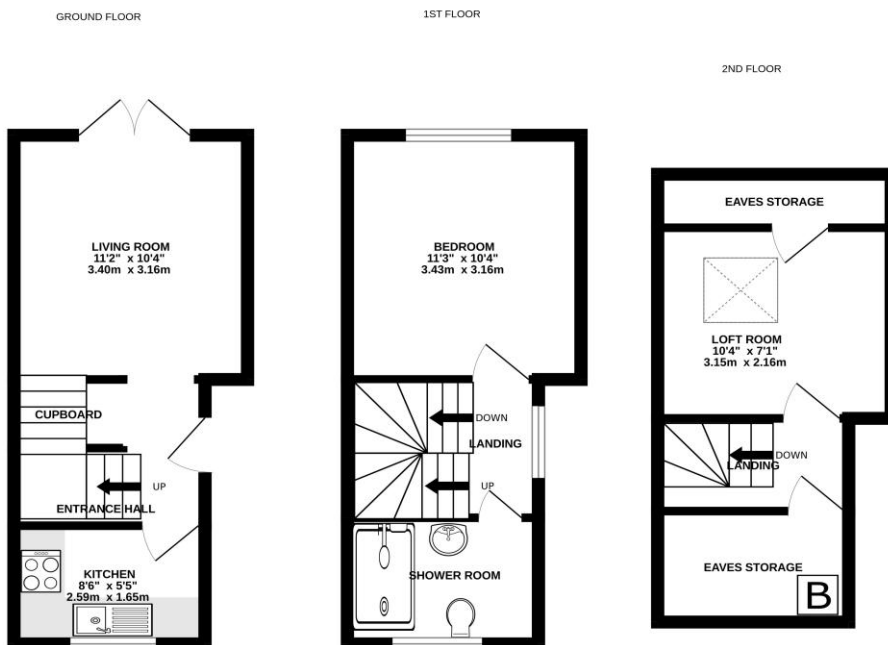
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification



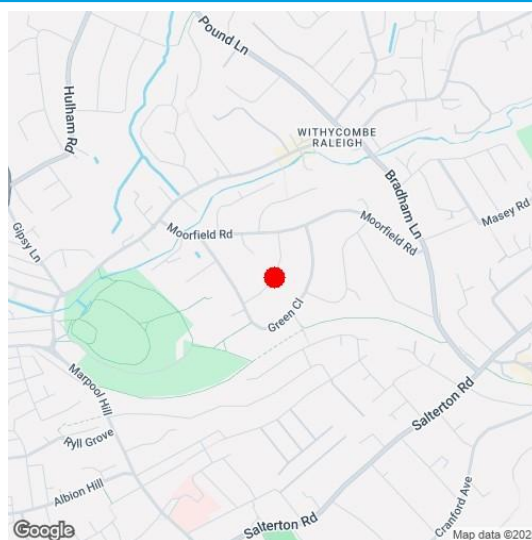
MARPOOL CRESCENT, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, continue down Rolle Street, past The Strand Gardens and at the roundabout, turn right into The Parade and into Exeter Road. Turn right into Withycombe Road and at roundabout turn left. Continue straight ahead at the next roundabout, take the 2nd right into Moorfield Road and third right into Marpool Crescent where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(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.