

Guide Price £269,950
2 Morton Crescent Mews, Exmouth, EX8 1BT



- Modern Terraced House • Level Walk To Seafront, Marina, Train Station & Town Centre • Gas Central Heating & Double Glazing • Brand New Floor Coverings Throughout • Ground Floor Cloakroom, Living / Dining Room, Kitchen • 2 Double Bedrooms & Modern Fitted Shower Room • Level Rear Garden With Parking Potential • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

Living / Dining Room 17'3" (5.26m) x 13'3" (4.04m)

uPVC double glazed window to front. Staircase rising to first floor with under the stairs storage cupboard. Radiator. Smoke alarm. . Wall mounted central heating thermostat. Brand new fitted carpet. Glazed door leading to:

Kitchen 9'9" (2.97m) x 8'9" (2.67m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Double bowl sink unit with mixer tap. The gas cooker in situ is included in the sale. Space for freestanding fridge / freezer etc. Radiator. Brand new Vinyl. Open to:

Rear Porch

uPVC double glazed external door leading to rear garden. Brand new Vinyl. Door leading to:

Cloakroom

Modern fitted white suite of low level WC and pedestal wash hand basin. Brand new Vinyl

First Floor

Landing

Access to insulated loft space. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.. Smoke alarm. Brand new fitted carpet. Doors leading to:

Bedroom 1 13'8" (4.17m) x 10'7" (3.23m)

2 uPVC double glazed windows to rear. Radiator. Brand new fitted carpet.

Bedroom 2 10'8" (3.25m) x 9'3" (2.82m)

uPVC double glazed window to front. Built in double wardrobe. Radiator. Brand new fitted carpet.

Shower Room

Modern fitted white suite of double shower tray with splash green door and electric shower unit, concealed system WC and vanity wash hand basin. Splashback walls. Heated towel rail. Tiled flooring. Extractor fan. Brand new Vinyl



Externally

The open plan Front Garden is laid to lawn with footpath leading to the front entrance door. Outside meter boxes.

Rear Garden

The property has a level and enclosed Rear Garden which has a patio area immediately adjacent to the property, with the remainder then being laid to lawn with timber panel fenced boundaries and rear pedestrian access via timber garden gate. Outside water tap.

Parking

There is residents permit parking for nearby roads.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

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

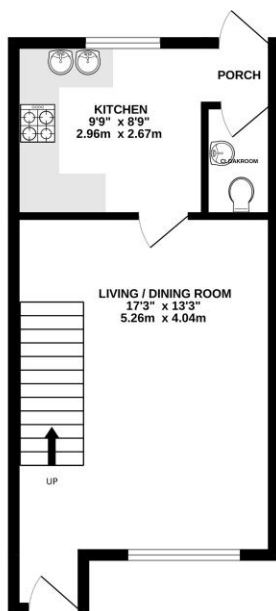
These are draft particulars and are awaiting vendors verification

01395 222350

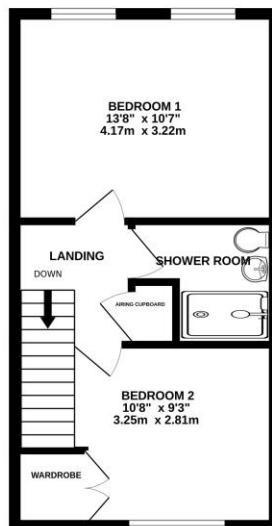
LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

GROUND FLOOR



1ST FLOOR



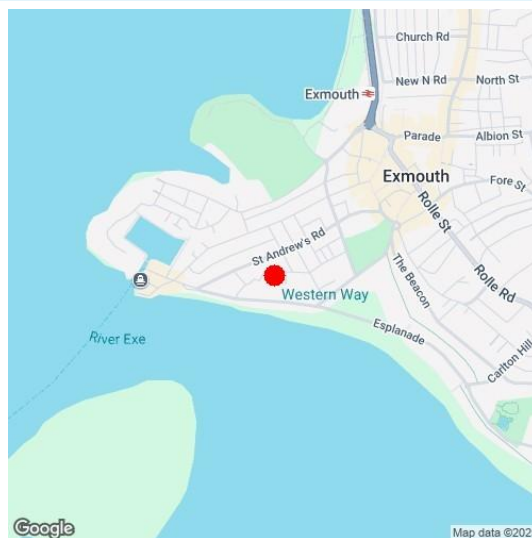
MORTON CRESCENT MEWS, EXMOUTH

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. The plan is for illustrative purposes only and should be used as such for only prospective purchase. 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 10/2025

Directions

From our prominent Town Centre location, on foot, proceed over Rolle Street, up High Street to the roundabout and walk towards Manor Gardens. Proceed alongside Manor Gardens, over the Imperial Road junction and along Alexandra Terrace. Turn right onto Morton Road and first left into Morton Crescent Mews. The property will be found on the left, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	74	
(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.

LINKS
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com