

**Guide Price £475,000**  
**1 Lovelace Crescent, Exmouth, EX8 3PP**



- 1930's Semi Detached House • Gas Central Heating & Double Glazing • Ground Floor Cloakroom & Office • Living Room, Dining Room, Sun Room • Extended Kitchen / Breakfast Room • 4 First Floor Bedrooms, En - Suite & Bathroom • Garage, Brick Paved Driveway, Southerly Rear Garden
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

#### Entrance Porch

uPVC double glazed windows to front and side on rendered brick walls. Hardwood front entrance door, with stained glass pane and matching panes to either side, leading to:

#### Entrance Hall

Stair case rising to first floor with under stairs storage cupboard and gas meter. Radiator. Dado rail. Wall mounted central heating thermostat. Smoke alarm. Doors leading to dining room, kitchen / breakfast room and:

#### Living Room 17'5" (5.31m) Into Bay x 12'0" (3.66m)

Walk - in bay window to front. Focal point of fitted coal effect gas fire, within a fireplace surround having a tiled back and hearth with a wooden mantle and surround. Radiator. TV point. Coved ceiling. Open to:

#### Dining Room 12'11" (3.94m) x 11'2" (3.4m)

Double doors leading to sun room. Fitted display cabinet. Radiator. Coved ceiling.

#### Sun Room 11'5" (3.48m) x 9'9" (2.97m)

uPVC double glazed external door to rear garden, windows to rear. Laminate flooring. Open to:

#### Kitchen / Breakfast Room 19'11" (6.07m) x 7'9" (2.36m)

Dual aspect having windows to rear and side. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Range style gas cooker in situ is included in the sale with filter hood above. The dishwasher in situ is included in the sale. Space and plumbing for washing machine. Further space for fridge / freezer etc. Radiator. Wall mounted, gas fired, combi boiler supplying the central heating and domestic hot water. Useful walk - in storage cupboard with the electric trip switch fuse box. Tiled flooring. Door leading to:

#### Side Porch

External door to front. Tiled flooring. Door leading to garage and door to:

#### Cloakroom

Obscure glazed window to rear. White suite comprising low level WC and wall mounted wash hand basin. Tiled flooring. Coved ceiling.

### First Floor

#### Landing

Access to insulated loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Dado rail. Smoke alarm. Coved ceiling. Doors leading to all bedrooms and family bathroom

#### Bedroom 1 16'8" (5.08m) Into Bay x 12'1" (3.68m)

Walk - in bay window to front. Radiator. TV point. Coved ceiling.





#### **Bedroom 2 11'4" (3.45m) x 10'2" (3.1m)**

Window to front. Radiator. Coved ceiling. Door leading to:

#### **En - Suite**

Obscure glazed window to rear. Modern white suite comprising double shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead, with splash screen door and tiled splash backs. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

#### **Bedroom 3 12'11" (3.94m) x 10'0" (3.05m) Plus Recess**

Window to rear. Fitted double wardrobe. Radiator.

#### **Bedroom 4 8'3" (2.51m) x 7'0" (2.13m)**

Window to front. Radiator. Coved ceiling.

#### **Bathroom**

Obscure glazed window to rear. White suite comprising panelled bath with mixer tap and shower attachment, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Tiled flooring. Extractor fan. Coved ceiling.

#### **Externally**

The Front Garden is laid mainly to lawn with shrub bed borders. Outside lighting. A brick paved driveway provides off road parking for several motor vehicles and leads to:

#### **Garage 16'2" (4.93m) x 12'6" (3.81m) Max**

Double opening wooden doors to front. Wall mounted fuse box. Power and light connected. A door to the rear leads to:

#### **Office 8'7" (2.62m) x 8'4" (2.54m)**

Single skin construction. uPVC double glazed window to rear. Power connected. uPVC double glazed external door to rear garden.

#### **Rear Garden**

The Southerly facing Rear Garden has a patio area adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders. Timber fence and hedge boundaries. Outside water tap. Timber shed / play house. Holly tree.

#### **Tenure**

The property is FREEHOLD

#### **Services**

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

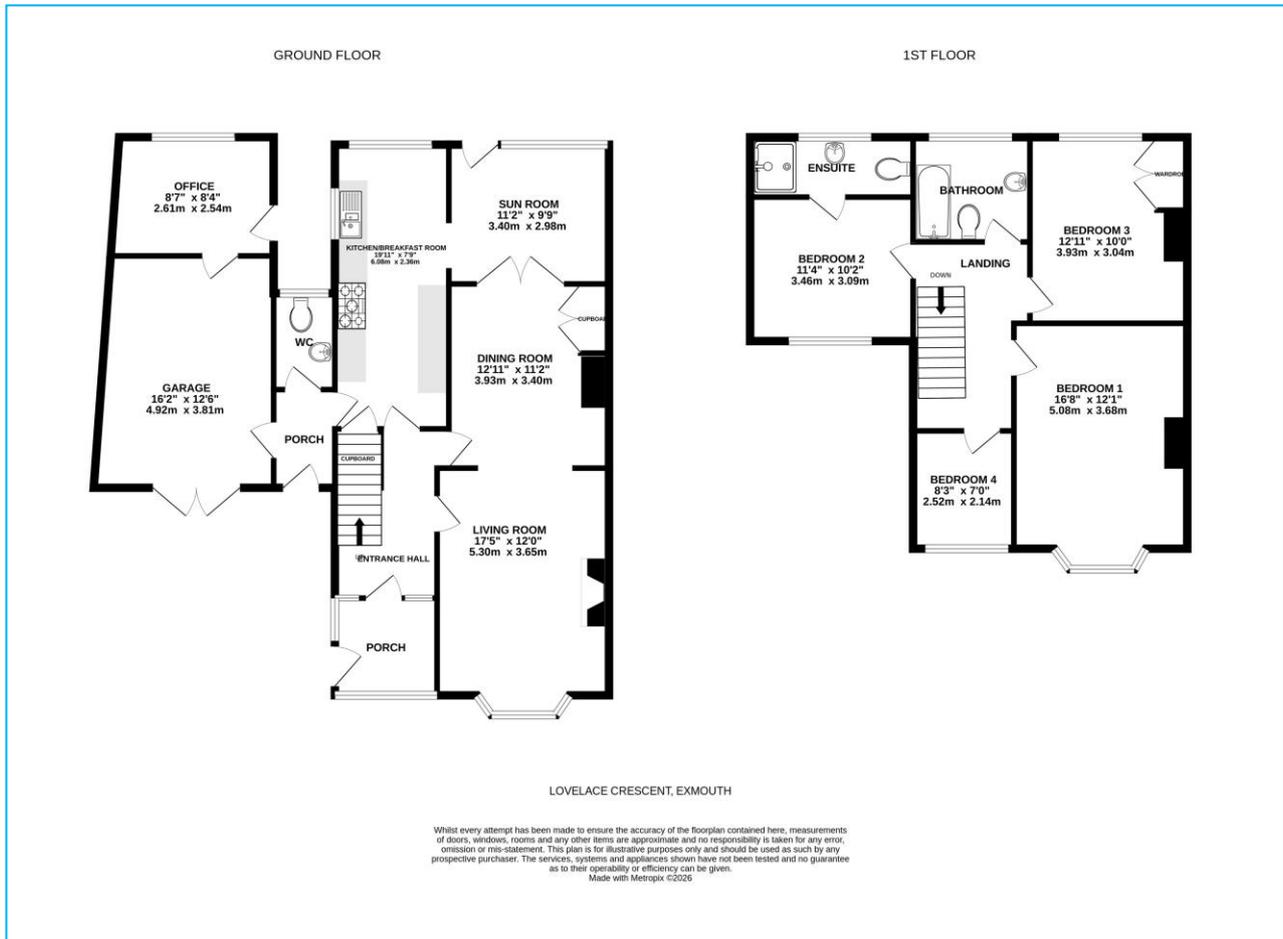
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#### **Agents Note**

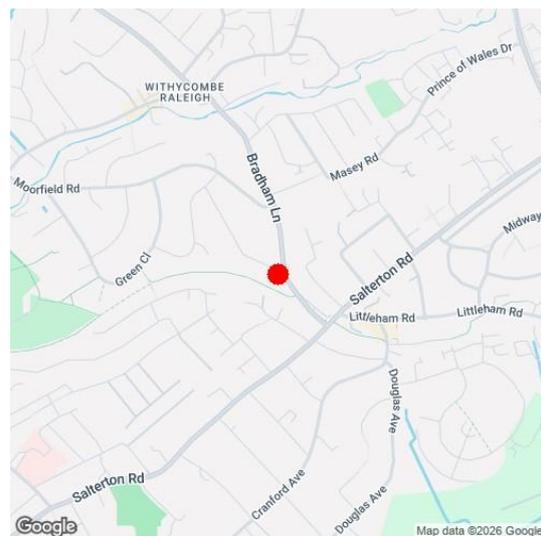
These are draft particulars and are awaiting vendors verification





### Directions

From our prominent Town Centre office, leave the town going along Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane and then take the next left into Lovelace Crescent. The property will be found on the left hand side, clearly identified by our For Sale board.



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