

Guide Price £475,000

20 The Crescent, Exmouth, EX8 2PE



- Immaculate Detached House With Large Gardens • Electric Heating & Double Glazing
- Modern Fitted Kitchen / Dining Room • Living Room With Log Burner • Conservatory, Utility Room & Gym / Office • 4 First & Second Floor Bedrooms, En - Suite & Bathroom
- Large Rear Garden, Good Sized Front Garden • Driveway Parking, Handy For Amenities



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Cupboard housing the electric trip switch fuse box and meter. Radiator. Smoke alarm. Wooden flooring. Doors leading to kitchen / dining room and:

Living Room 12'3" (3.73m) x 11'7" (3.53m)

uPVC double glazed window to front. Focal point of fireplace feature having a log burner on a Slate hearth with a wooden mantle and surround. Picture rail.

Kitchen / Dining Room 18'8" (5.69m) x 11'1" (3.38m)

uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces, including breakfast bar and matching upstands. Inset one and a half bowl sink unit with mixer tap. 4 zone venting induction hob, eye level hide and slide electric oven / microwave oven opposite. Integrated fridge and freezer. Useful pantry. Fireplace feature. Radiator. Picture rail. uPVC double glazed door leading to side passageway and uPVC double glazed French doors leading to:

Conservatory 13'3" (4.04m) x 11'6" (3.51m)

uPVC double glazed windows to 3 sides on rendered dwarf brick walls. Radiator.

Side Passageway

uPVC double glazed external doors leading to front and rear. Control panel for solar panels. Cold water tap. Door leading to utility room and:

Cloakroom

White suite of low level WC and wall mounted wash hand basin.

Utility 7'10" (2.39m) x 6'5" (1.96m)

uPVC double glazed window to rear. Space and plumbing for washing machine. Further space for appliances. Door leading to:

Office / Gym 15'6" (4.72m) x 8'0" (2.44m)

UPVC double glazed window to front. Radiator.

First Floor

Landing

UPVC double glazed window to side. Airing cupboard housing the hot water tank with slatted shelving. Radiator. Smoke alarm. Staircase rising to 2nd floor. Doors leading to:

Bedroom 1 11'1" (3.38m) x 10'11" (3.33m)

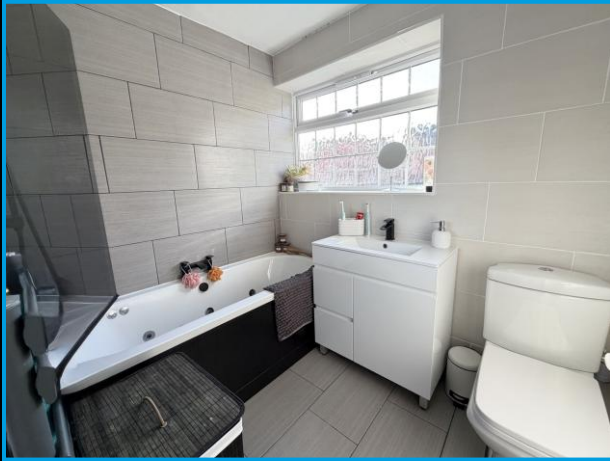
uPVC double glazed window to rear. Built in wardrobe. Radiator.

Bedroom 2 11'6" (3.51m) x 10'4" (3.15m)

uPVC double glazed window to front gaining views over parkland. Built - in wardrobe. Radiator.

Bedroom 3

Dual aspect having uPVC double glazed window to side and uPVC double glazed window to front gaining views over Parkland. Radiator. Wooden flooring.



Bathroom

Obscure uPVC double glazed windows to rear and side. White suite comprising Jacuzzi bath with thermostatically controlled shower unit over including rainfall Waterhead, low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan.

Second Floor

Landing

Triple aspect having uPVC double glazed window to front gaining Parkland views and double glazed skylights to either side, 1 gaining distant Countryside views. Door leading to:

Bedroom 4 13'0" (3.96m) Max x 12'11" (3.94m)

Double glazed Skylight to side gaining distant Countryside views. Sloped ceilings. Electric heater. Door leading to:

Shower Room

Double glazed Skylight window to side. White suite of shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Useful storage cupboards. Extractor fan.

Externally

The property enjoys very good sized gardens. The enclosed Front Garden is laid mainly to lawn with shrub and herbaceous beds and borders. Timber panelled fenced boundaries. A double width driveway provides ample off road parking.

Rear Garden

A feature of this Home are the larger than average and enclosed Rear Garden. Immediately adjacent the property are 2 Patio areas, both being ideal for outdoor dining and sitting during the fine weather, there is also a further patio area to the rear of the garden. The remainder of the grounds are then laid to lawn with various shrub and herbaceous beds, borders and Specimen tree all providing year round interest and colour. Timber summerhouse. Timber garden shed. Timber panelled fenced boundaries. Outside power points. Outside lighting. There is a further shingle area to the side of the property with a timber garden gate giving front pedestrian access.

Tenure

The property is FREEHOLD

Services

Mains water, drainage and electric are connected. Council Tax Band C. Owned Solar panels providing an income.

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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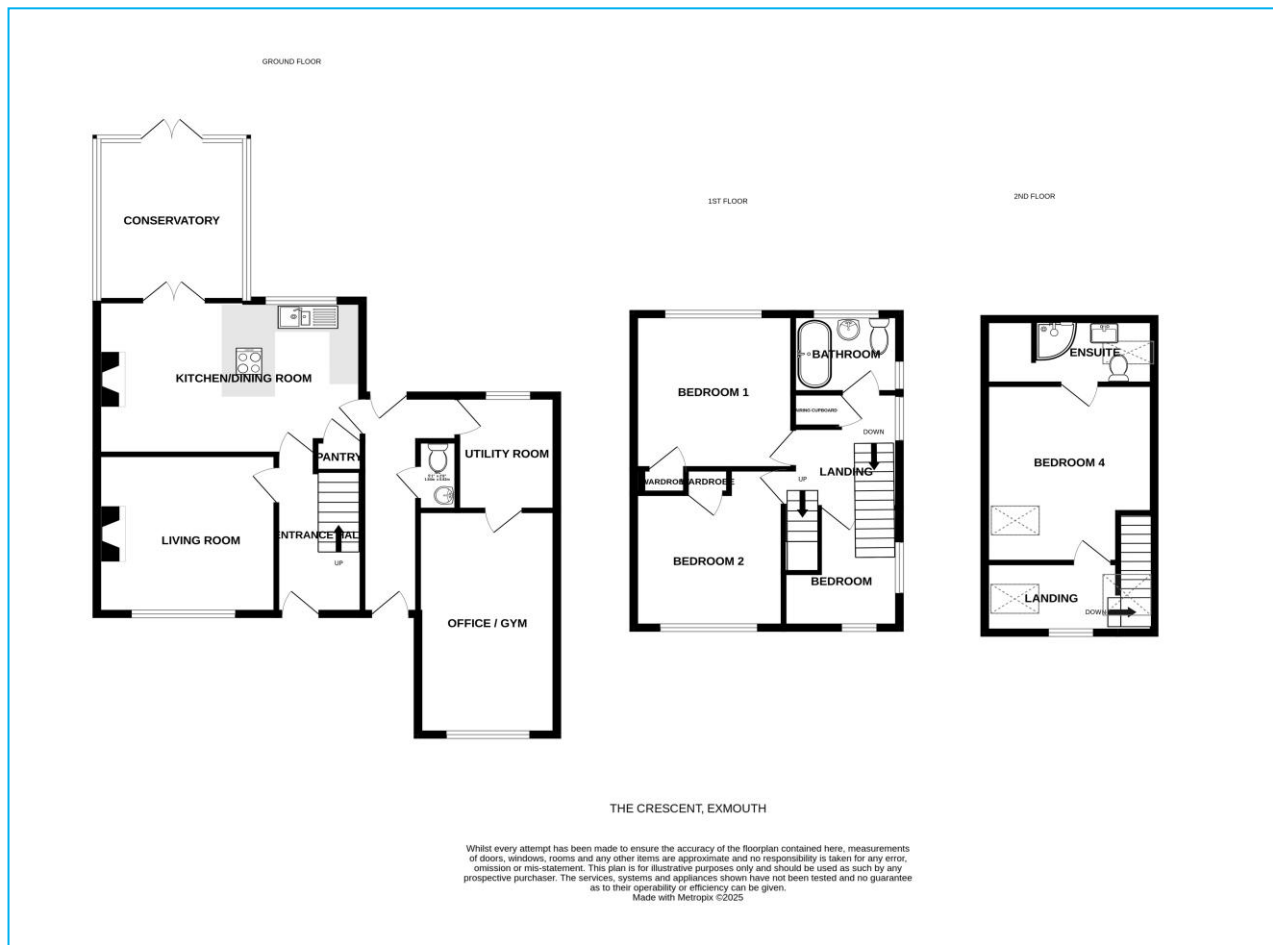
Agents Note

Please note these are draft particulars and are awaiting vendors verification.

01395 222350

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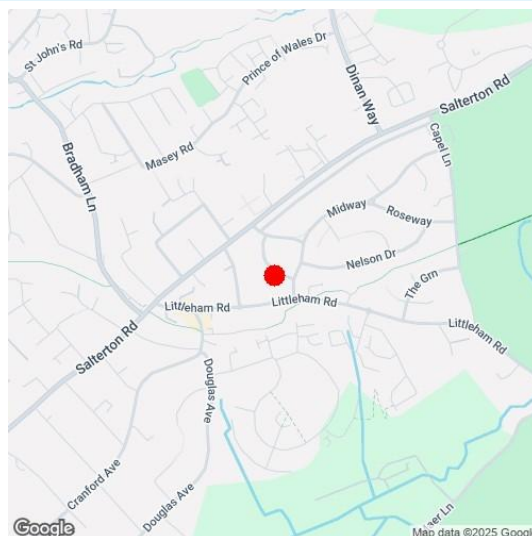
exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



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 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			
(55-68) D		69	
(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.

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