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**LINKS**  
ESTATE AGENTS

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**Guide Price £360,000**  
**18 Goldcrest Road, Exmouth, EX8 5FP**



- Smart And Virtually Brand New 3 Bedroom Semi Detached House • Located On The Desirable Goodmores Development & Finished to A High Standard • Living/Dining Room & Open Plan Kitchen With Integrated Appliances. • En-Suite Shower Room/WC & Family Bathroom/WC • Downstairs Cloakroom/WC & Utility Cupboard • Double Glazing & Central Heating • Level Enclosed Garden And Driveway Parking With Electric Charging Point • NO ONWARD CHAIN





## Accommodation

### Ground Floor

Canopy porch with outside courtesy light. Composite entrance door to:

### Entrance Hall

Stairs to first floor. Radiator. Doors to:

### Cloakroom/WC

WC with concealed cistern. Wash hand basin. Tiled splash back. Extractor fan. Radiator. Wall mounted mirror.

### Lounge/Dining Room 16'9" (5.11m) x 16'8" (5.08m)

Bifold patio doors to the rear. 2 Radiators. Utility cupboard under stairs with plumbing for washing machine. Opening to:

### Kitchen 10'2" (3.1m) x 8'10" (2.69m)

Double glazed window to the front. Quality work top surfaces with up stands. Base cupboard and drawer units and matching eye level units. Inset one and a half bowl sink unit. Under unit lighting. Integrated Bosch oven and combination oven. Induction hob with cooker hood over. Integrated fridge/freezer and dishwasher. Larder unit with pull out storage. Corner units with easy access shelving. Wall shelving.

### First Floor Landing

Hatch to roof space. Radiator. Built-in linen cupboard. Doors to:

### Bedroom 1 11'4" (3.45m) x 9'6" (2.9m)

Double glazed window to the rear. Radiator. Built-in wardrobe/storage cupboard. Door to:

### En-Suite Shower Room/WC

Double size shower cubicle with tiled splash back and glazed shower screen. Shower with rainwater shower head. WC with concealed cistern. Wash hand basin. Wall mounted mirror. Shaver point. Extractor fan. Heated towel rail.

### Bedroom 2 9'11" (3.02m) x 9'6" (2.9m)

Double glazed window to the front. Radiator.

### Bedroom 3 9'5" (2.87m) Max x 6'11" (2.11m)

Double glazed window to the rear. Radiator.

### Bathroom/WC

Double glazed window to the front. Panelled bath with tiled splash back. Glazed shower screen. Built-in shower. WC with concealed cistern. Wash hand basin. Wall mounted mirror. Extractor fan. Heated towel rail.

### Externally

Stone chipping frontage and path entrance door.

### Driveway

Off-road parking for 2 cars. Electric charging point. Gate into:



### Rear Garden

A level, enclosed garden with a paved patio leading onto an area of lawn. Timber storage shed. Outside power point. Water tap.

### Tenure

The property is FREEHOLD

### Services

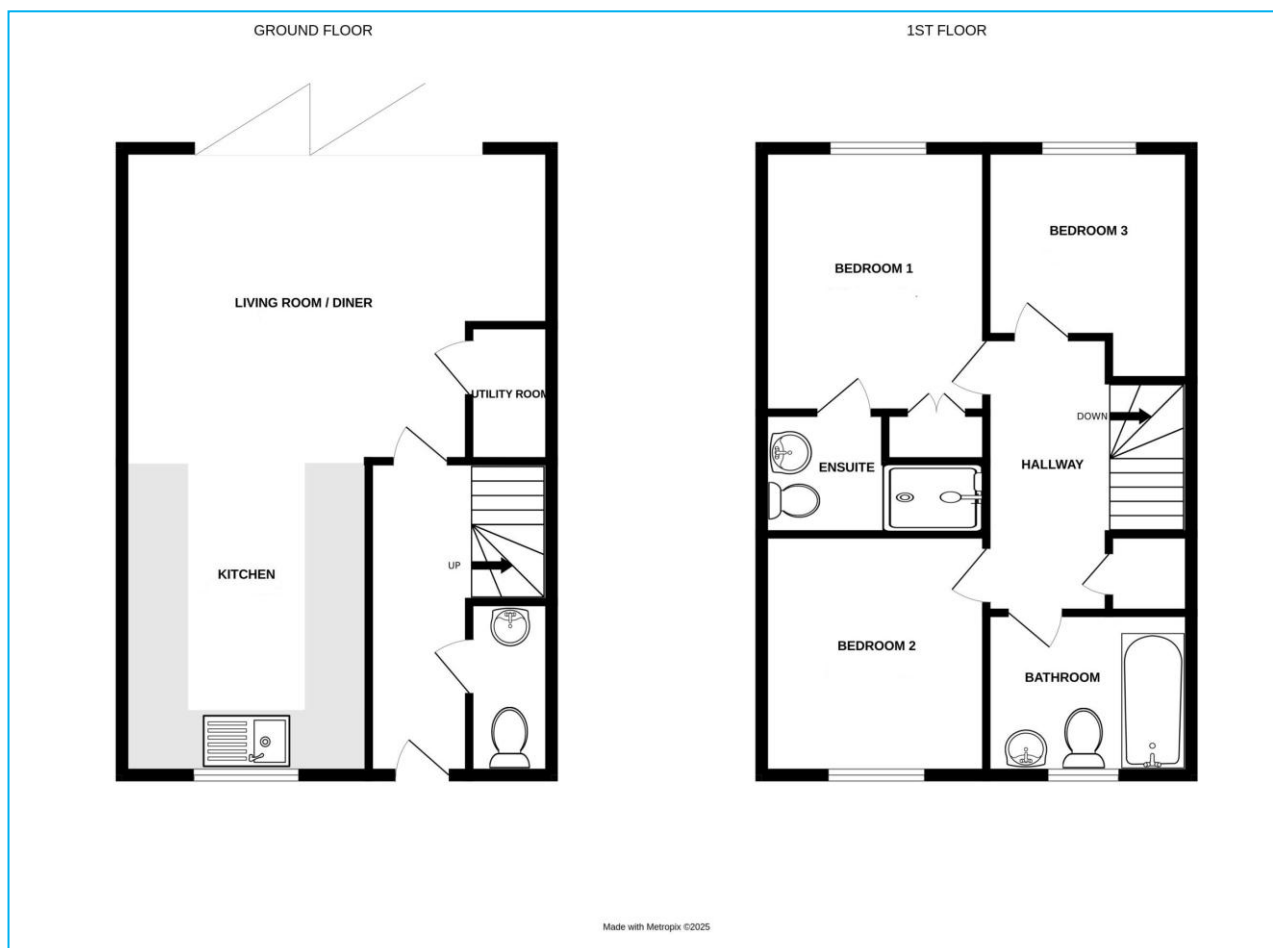
All mains services are connected. Council Tax Band C

### 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

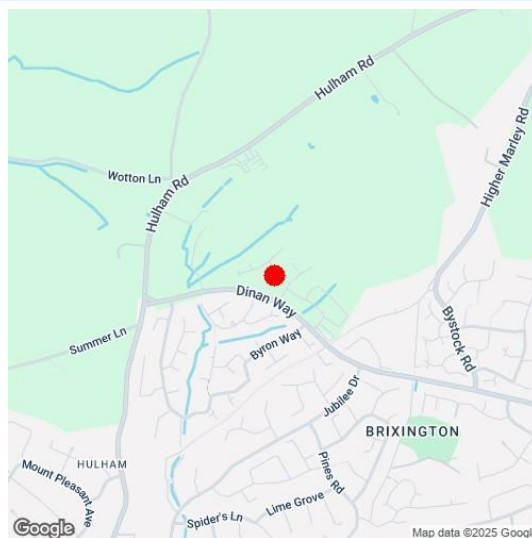
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### Directions

From our prominent Town Centre office, proceed down Rolle Street and then turn left and then right at the mini roundabouts. Continue along Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Goldcrest Road is located a short distance down on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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.