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**LINKS**  
ESTATE AGENTS

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**Guide Price £325,000**  
**52 Lovelace Crescent, Exmouth, EX8 3PR**



- Semi Detached Ex Local Authority Home • Gas Central Heating & Double Glazing
- 2 Reception Rooms • Extended Kitchen / Dining Room • 3 First Floor Bedrooms & Bathroom • Good Sized, Enclosed Rear Garden • Driveway parking For 2 Motor Vehicles
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Obscure uPVC double glazed front entrance door leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage area including the gas meter. Radiator. Cupboard housing the electric meter and trip switch fuse box. Smoke alarm. Doors leading to reception room / bedroom 4, kitchen / dining room and:

#### Living Room 12'9" (3.89m) x 12'1" (3.68m)

UPVC double glazed window to front. Radiator. Picture rail.

#### Reception Room / Bedroom 4 12'1" (3.68m) x 11'1" (3.38m)

uPVC double glazed window to rear. Radiator.

#### Kitchen / Dining Room 21'6" (6.55m) Max x 15'1" (4.6m) Max

Dual aspect having uPVC double glazed window to rear overlooking rear garden, uPVC double glazed window to side. uPVC double glazed external door to front and uPVC double glazed French doors leading to rear garden. Cupboard and drawer storage units with roll edged work surfaces, breakfast bar 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 for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

uPVC double glazed window to side. Access to insulated loft space. Radiator. Useful linen storage cupboard. Smoke alarm. Doors leading to:

#### Bedroom 1 12'1" (3.68m) x 11'2" (3.4m)

uPVC double glaze window to front with distant Exe Estuary and Haldon Hill views. Built - in shelved storage cupboard. Radiator.

#### Bedroom 2 12'1" (3.68m) x 10'8" (3.25m)

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

#### Bedroom 3 8'10" (2.69m) x 7'8" (2.34m)

uPVC double glazed window to side. Radiator.



### **Bathroom**

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over, tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail.

### **Externally**

The property has good sized gardens with the easy to maintain Front Garden being laid to wood chippings with footpath and steps leading down to front entrance door.

### **Parking**

To the side of the footpath is a driveway that provides off road parking for 2 motor vehicles.

### **Rear Garden**

The property has a good sized, enclosed Rear Garden having a large timber decking area immediately adjacent the property which is ideal for outdoor dining and sitting during the fine weather. A gate then gives access to remainder of the gardens which are laid to lawn. Timber panel fenced boundaries. Outside water tap. Timber garden shed. Outside lighting.

### **Tenure**

The property is FREEHOLD

### **Services**

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

### **Mortgage Assistance**

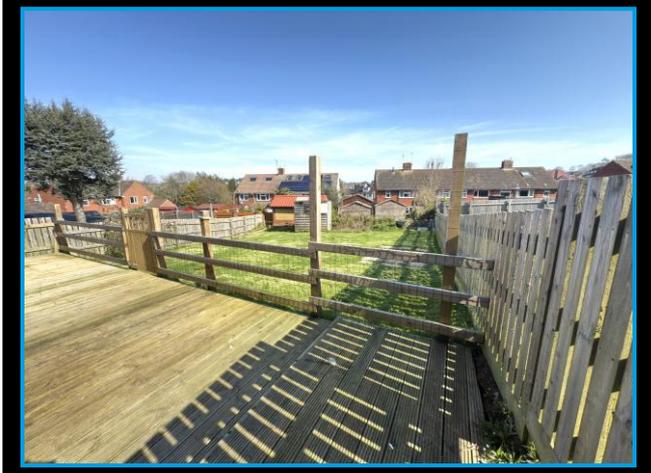
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

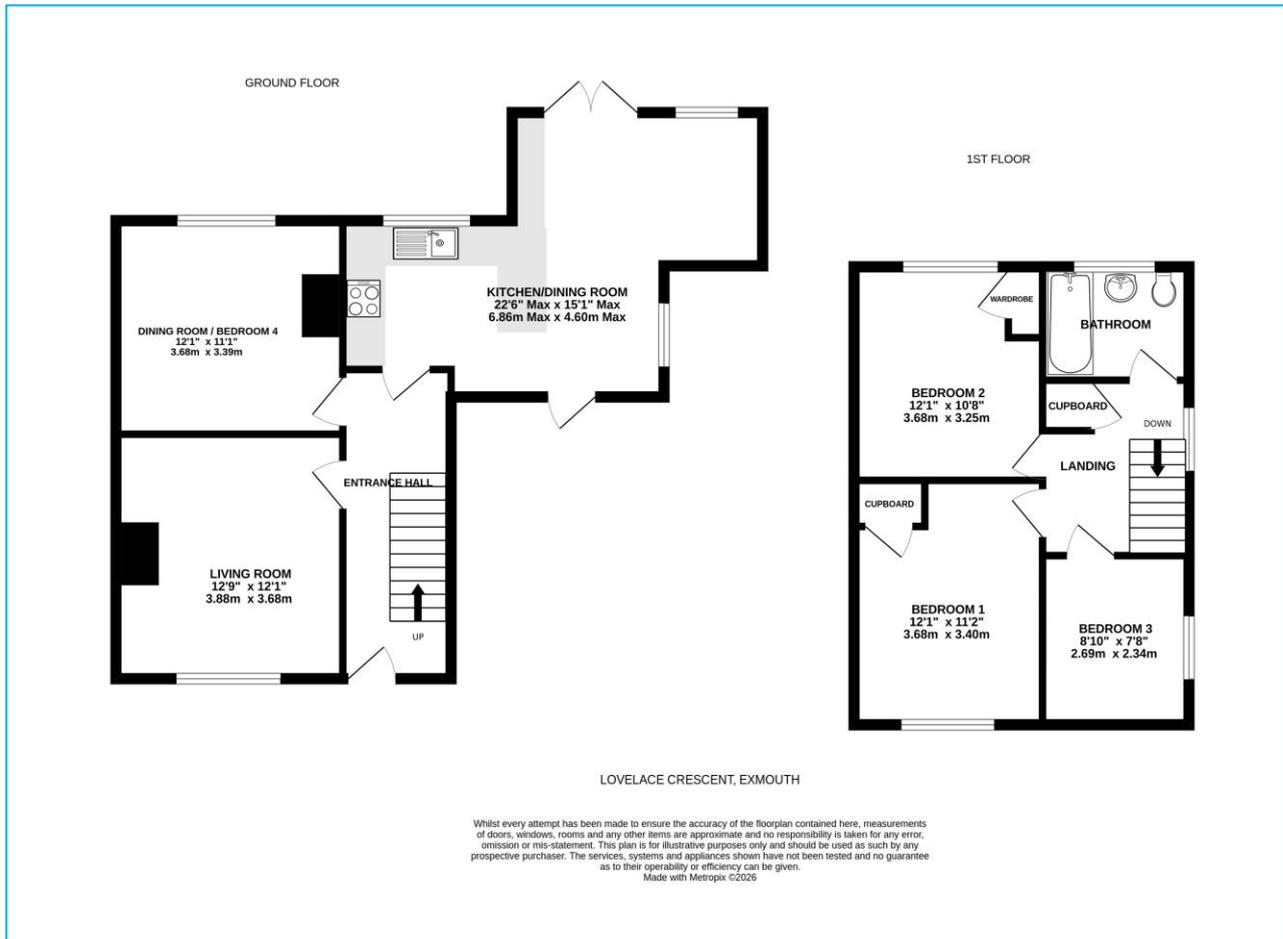
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Note**

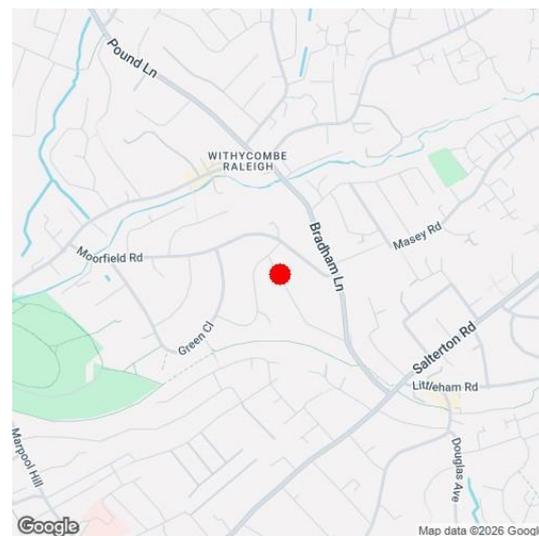
These are draft particulars and are awaiting vendors verification





### 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 right hand side, clearly identified by our For Sale board.



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.