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LINKS
ESTATE AGENTS

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Guide Price £400,000
2 The Crescent, Exmouth, EX8 2PE



- Extended Detached House With Larger Than Average Gardens • Gas Central Heating & Double Glazing • Open Plan Living / Dining / Kitchen With Appliances • Utility Room & Ground Floor Cloakroom • Useful Store Rooms & Study • 3 First Floor Bedrooms & Bathroom • Garage & Driveway • Handy For Amenities, NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Porch

Cupboard housing the electric meter and trip switch fuse box. Obscure glazed door leading to:

Entrance Hall

uPVC double glazed window to side gaining Mare valley views. Staircase rising to first floor with under stairs storage area. Radiator. Smoke alarm. Tiled flooring. Doors leading to utility room and:

Open Plan Living / Dining / Kitchen 23'7" (7.19m) x 19'5" (5.92m)

Dual aspect having double glazed windows to side and double glazed bi-fold doors to rear leading to the rear garden. Range of modern fitted cupboard and drawer storage units with work surfaces and matching breakfast bar / island. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in Neff 5 ring induction hob. Built - in Neff eye level double electric oven and grill. Built - in warming drawer. Integrated fridge and freezer. Integrated dishwasher. 2 radiators. Inset ceiling lights. Tiled flooring.

Utility Room 7'8" (2.34m) x 6'5" (1.96m) Plus Recess

Double glazed window to front. Range of cupboard storage units with work surfaces. Composite one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for washing machine. Tiled flooring. Obscure glazed door leading to rear hallway and door leading to:

Cloakroom

Obscure glazed window aside. White suite of low level WC and wall mounted wash hand basin. Tiled flooring.

Rear Hallway

uPVC double glazed external door to front. Tiled flooring. Obscure uPVC double glazed door leading to study and door leading to:

Store Rooms 16'0" (4.88m) x 7'10" (2.39m)

Obscure glazed window to front and window to office. Power and light connected. Sliding door to cloakroom which has a low level WC.

Study 10'9" (3.28m) x 7'9" (2.36m)

uPVC double glazed stable door leading to rear garden and uPVC double glazed window to rear. Wall mounted electric convactor heater. Wooden flooring.



First Floor Landing

Double glazed window to front. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water with slatted shelving and radiator. Smoke alarm. Access to insulated loft space. Doors leading to:

Bedroom 1 11'9" (3.58m) x 10'9" (3.28m)

Double glazed window to rear. Radiator.

Bedroom 2 11'0" (3.35m) x 10'9" (3.28m)

Double glazed window to rear. Radiator.

Bedroom 3 8'7" (2.62m) x 7'7" (2.31m)

Double glazed window to front. Radiator.



Bathroom

Obscure double glazed window to front. 4 piece white suite of panelled bath with mixer tap and shower attachment, corner shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Tiled splashback's to dado height. Tiled flooring. Heated towel rail.

Externally

The property enjoys good sized and level grounds The open plan Front Garden is laid mainly to lawn with timber panelled fence boundary to one side and hedge screen to front. Outside water tap. Outside gas meter box. Outside lighting. A driveway to the side provides off parking for up to 3 motor vehicles and leads to:

Garage 16'6" (5.03m) x 8'0" (2.44m)

Up and over door to front.

Rear Garden

The property enjoys a larger than average, enclosed and reasonably private rear garden which is laid mainly to lawn with a patio area immediately adjacent the property and a mixture of timber panel fencing, brick wall and hedge boundaries. 2 garden sheds. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

Mortgage Assistance

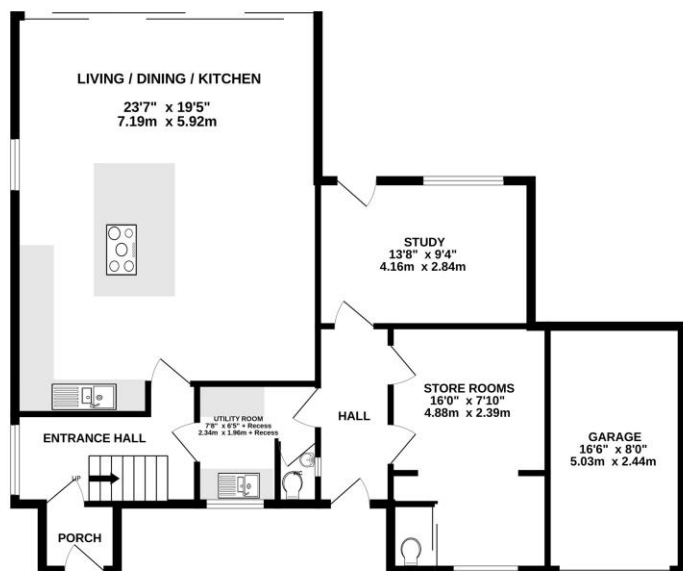
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

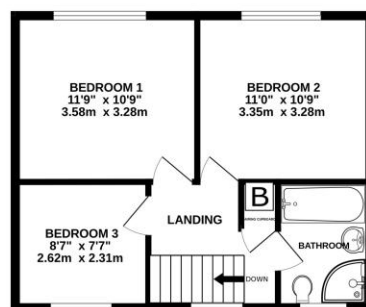
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GROUND FLOOR



1ST FLOOR



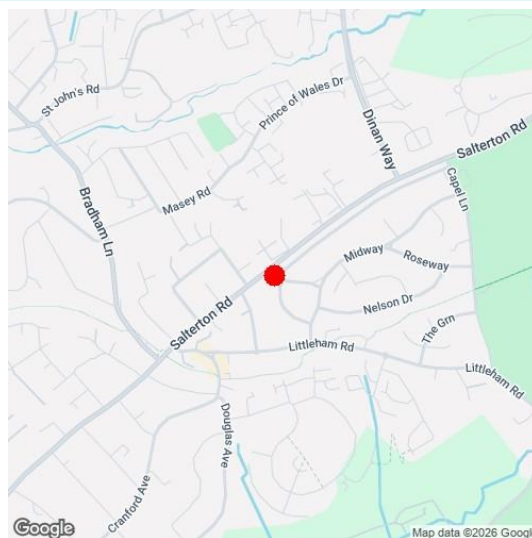
THE CRESCENT, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.