

Guide Price £350,000

13 Crossingfields Drive, Exmouth, EX8 3LP



- Well Presented 2 Bedroom Semi Detached Bungalow • Level Plot In A Highly Desirable Cul-De-Sac
 - Spacious Lounge/Dining Room • Sun Room With Views Over The Garden
- Kitchen/Breakfast Room • Shower Room And Separate WC • Attractive Gardens Front And Rear, Driveway And Garage • NO ONWARD CHAIN



Accommodation

Ground Floor

Double glazed entrance door to:

Entrance Porch

Double glazed windows to the front. Glazed inner door to:

Entrance Hallway

A spacious hallway. Radiator. Built in storage cupboard. Hatch to roof space. Doors to:

Lounge/Dining Room 16'11" (5.16m) x 11'11" (3.63m)

Double glazed window to the front. Radiator. TV aerial point. Opening to:

Sun Room

Full width sliding double glazed patio doors to the rear overlooking the garden. Radiator.

Kitchen/Breakfast Room 11'4" (3.45m) x 9'10" (3m)

Double glazed window to the front. Range of base cupboard and drawer units with eye level units over. Roll edge work top surfaces. Tiled splash backs. Inset single drainer sink unit. Integrated electric double oven. Inset 4 ring electric hob with cooker hood over. Plumbing for washing machine. Radiator. Walk-in larder cupboard with double glazed window. Door to:

Side Porch

Walk-in storage cupboard housing Worcester gas fired combination boiler. Further storage cupboard. Double glazed door to the driveway.

Bedroom 1 12'11" (3.94m) x 12'0" (3.66m) Plus Recess

Double glazed window to the rear. Radiator. Wall mounted electric heater.

Bedroom 2 9'6" (2.9m) x 8'5" (2.57m)

Double glazed window to the side. Wall mounted electric heater.

Shower Room

Double glazed window to the side. Glazed shower cubicle with Triton Shower. Wash hand basin set in laminate surround with cupboards below. Wall mounted mirror. Ceramic wall tiling.

Separate WC

Double glazed window to the side. Close-coupled WC. Wash hand basin. Tile splash back.

Externally

To the front of the property is an area of garden with areas of lawn and stone chippings with flower and shrub borders and a pathway to the front entrance porch. A driveway provides off road parking and in turn leads to the garage.

To the rear is a private and sunny aspect level garden laid mainly to lawn with flower and shrub borders. Timber tool shed.



Garage 15'6" (4.72m) x 8'1" (2.46m)

Up and over door. Power and light. Double glazed window to the rear. Courtesy door to the rear garden.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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

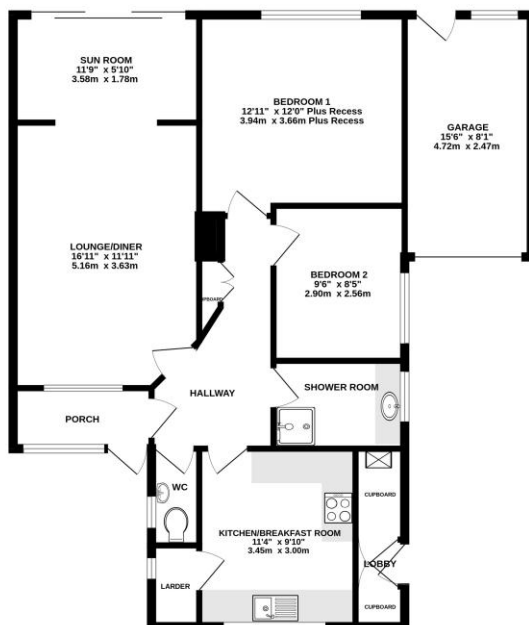
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

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

GROUND FLOOR



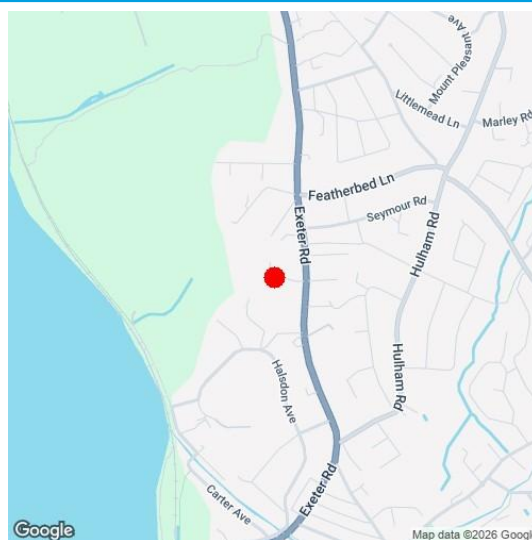
CROSSINGFIELDS DRIVE

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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mapbox GLJS

Directions

From our prominent Town Centre office, proceed down Rolle Street towards the railway station and onto Marine Way. Continue along into Exeter Road passing through 2 sets of traffic lights. Take the 2nd left into Crossingfields Drive. The property will be found a short distance down on the left hand side clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.