



£435,000
3 Crossingfields Drive, Exmouth, Devon, EX8 3LP



A spacious and versatile semi-detached chalet bungalow with garage and parking, in a quiet cul-de-sac within a favoured residential location in Exmouth, just a short walk from a local supermarket and bus routes.

- **Generous Sitting Room**
- **Sun Room with access to rear garden**
- **Kitchen / Dining Room**
- **Utility Room**
- **2 Ground Floor Bedrooms & Modern Shower Room**
- **Generous First Floor Master Bedroom with En-Suite**
- **Additional Attic Room - ideal as dressing room or study**
- **Gas Central Heating & Double Glazing**
- **Driveway Parking & Garage**
- **Low maintenance gardens**

DESCRIPTION: This well-presented chalet bungalow offers flexible accommodation arranged over two floors. On the ground floor, a welcoming hallway gives access to a generous sitting room with a feature fireplace and French doors opening to a pleasant sun room overlooking the garden. The kitchen/dining room is well-proportioned, fitted with a range of units and space for appliances, with a useful utility room and side hall. Also on this level are two bedrooms and a modern shower room.

Upstairs, the principal bedroom is particularly spacious, with fitted eaves storage and its own en-suite shower room. From here, there is access to an additional attic room, ideal as a dressing room or study. Outside, the property enjoys driveway parking, a garage, and a low maintenance rear garden.

SITUATION: Located in a quiet cul-de-sac off Exeter Road approximately 1.25 miles from Exmouth town centre and seafront. There is a local Co-Op super market nearby and very good bus service connecting between Exeter and Exmouth. Exmouth town centre has a wide selection of shops including a hand M&S Foodhall, a modern sports centre with indoor swimming pool and a railway station connecting to Exeter. Exmouth seafront has approximately 2 miles of sandy beaches where a variety of maritime activities can be enjoyed.

The accommodation comprises (all measurements are approximate):-

Entrance via a double glazed front door to...

HALLWAY. Coved ceiling. Double handrail staircase. Radiator. Built-in storage cupboards. Doors to...

SITTING ROOM 23' 2" (7.06m) x 12' 1" (3.68m): A spacious reception room with a feature fireplace. Two radiators. Coved ceiling. Double-glazed window to the front, a further window to the rear, and double-glazed French doors opening into the sun room.

SUN ROOM 13' 4" (4.06m) x 8' 1" (2.46m): Double-glazed windows to the rear and side elevations. Opaque double glazed door to outside. Radiator.

KITCHEN / DINING ROOM 13' 7" (4.14m) x 13' (3.96m): Roll edge worktop surfaces in tiled splashback with inset 1½-bowl stainless steel sink with drainer and mixer tap. Cupboards and drawers under. Space for a cooker and dishwasher. Matching wall mounted cupboards with cooker hood with under-lighting. Additional storage cupboards with provision for a three-quarter height fridge and freezer. Double-glazed window to the front aspect. Radiator. Door leading to the...

SIDE HALL with an opaque double-glazed window to the side.

UTILITY ROOM Plumbing for a washing machine. Wall-mounted gas-fired combi boiler. Fitted shelving.

From the hallway there is a leaded double glazed door leading out to the...

MAIN LOBBY which has double glazed windows to side and double glazed double doors

leading out onto the front of the property.

BEDROOM 2 12' 11" (3.94m) x 12' 5" (3.78m): Double glazed window to rear and double glazed door leading to the outside. Coved ceiling. Radiator.

BEDROOM 3 9' 4" (2.84m) x 8' 3" (2.51m): Double glazed window to side. Coved ceiling. Dado rail. Radiator.

SHOWER ROOM 8' 3" (2.51m) x 5' 5" (1.65m): Oversized shower cubicle in full tiled surround with built-in shower and sliding glass screen. Enclosed flush low level WC. Wash hand basin with mixer tap with cupboards under, all in tiled splashback. Opaque double glazed window to side. Tiled floor. Chrome runged radiator.

FIRST FLOOR

BEDROOM 1 19' (5.79m) x 15' 9" (4.80m): Double glazed window to rear. Double glazed Velux windows to front and rear. A range of fitted eaves storage cupboards. Radiator. Door to...

EN-SUITE SHOWER ROOM 7' 7" (2.31m) x 8' 9" (2.67m): Oversized fully tiled shower cubicle with electric shower. Pedestal wash hand basin in tiled splashback. Low level WC. Built-in storage cupboards. Extractor fan. Downlighters. Chrome runged radiator. Tiled floor. From the bedroom there is access to...



ATTIC ROOM 19' 11" (6.07m) x 7' 6" (2.29m): Two double glazed Velux windows. Eaves storage. Radiator.

OUTSIDE

The property is approached via a driveway providing off-road parking and access to the **GARAGE** with up and over door, power and light. To the front is a low-maintenance paved garden area with space for pots and planting, bordered by a low wall and fencing. A path leads to the entrance porch, while mature shrubs and flowerbeds add colour and interest.

REAR GARDEN: This well-maintained rear garden offers a low-maintenance and versatile outdoor space. The garden is primarily laid to decorative gravel, bordered by dark stone paving that creates a defined and tidy layout.

Along the perimeter, mature shrubs and bamboo provide greenery and a degree of privacy. From the sun room is a small patio section with wooden balustrading and steps leading down to the rest of the garden. The garden is fully enclosed with wooden fencing, ensuring a secure and private setting.

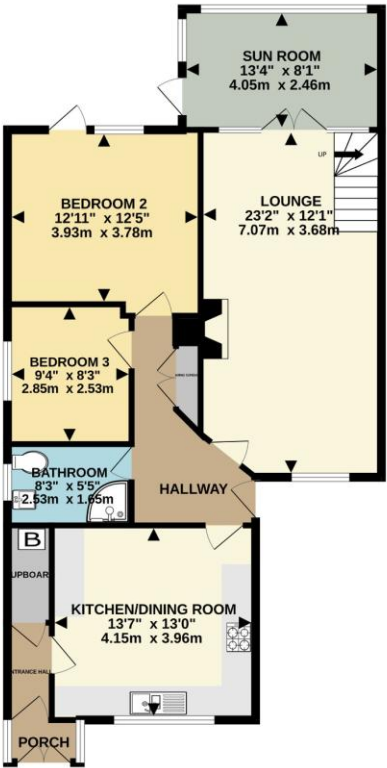
DIRECTIONS: On entering Exmouth via the A376, continue past the speed camera on your left hand side and follow the road up a gradual hill, carry on pass Featherbed Lane on the left and Halsdown Residential Home on the right. Crossingfields Drive can be found second turning on the right after the Residential Home. The property is located on the left hand side of the cul-de-sac.

WHAT3WORDS: ///union.flame.serves

TENURE: Freehold

COUNCIL TAX: Band D

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.3 sq.m.) approx.

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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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

