



25, Marpool Crescent



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Exmouth, Devon EX8 3QJ

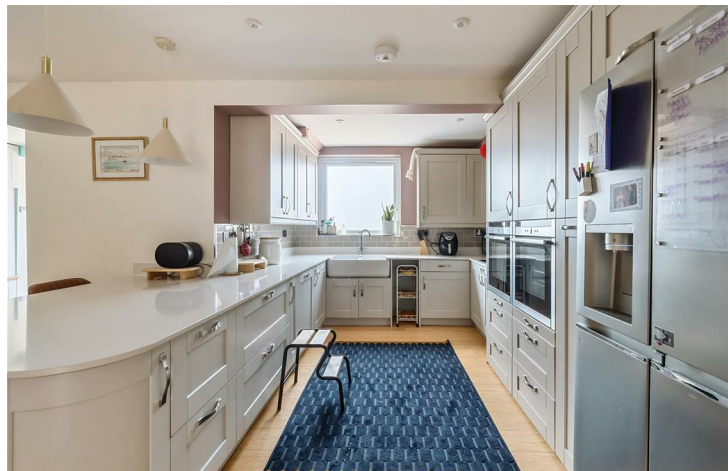
A beautifully renovated and extended four/five bedroom semi-detached home offering superb open-plan living, high quality finishes and a large landscaped rear garden.

- Beautifully extended and fully renovated
- No onward chain
- Detached summer house
- Ample parking
- EPC rating: B
- Stunning open-plan kitchen/living area
- Underfloor heating and high quality finishes
- Four double bedrooms plus library
- Freehold
- Council tax band: C

Guide Price £550,000

SITUATION

Marpool Crescent occupies a sought-after residential position in Exmouth, within easy reach of Exmouth College, Phear Park, the train station, and the town centre. The vibrant seafront and glorious sandy beach are also just a short distance away, making this an excellent location for families and those seeking an active coastal lifestyle.



DESCRIPTION

This spacious and impeccably presented home has been the subject of a comprehensive renovation programme by the current owners, completed to an exacting standard throughout. Key features include a stunning open-plan kitchen/living area, underfloor heating, and a stylish cinema/lounge space that opens directly to the landscaped rear garden. Offering flexible accommodation with four bedrooms and excellent work from home options, the property is ideally suited to modern family life.

OUTSIDE

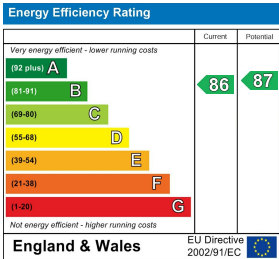
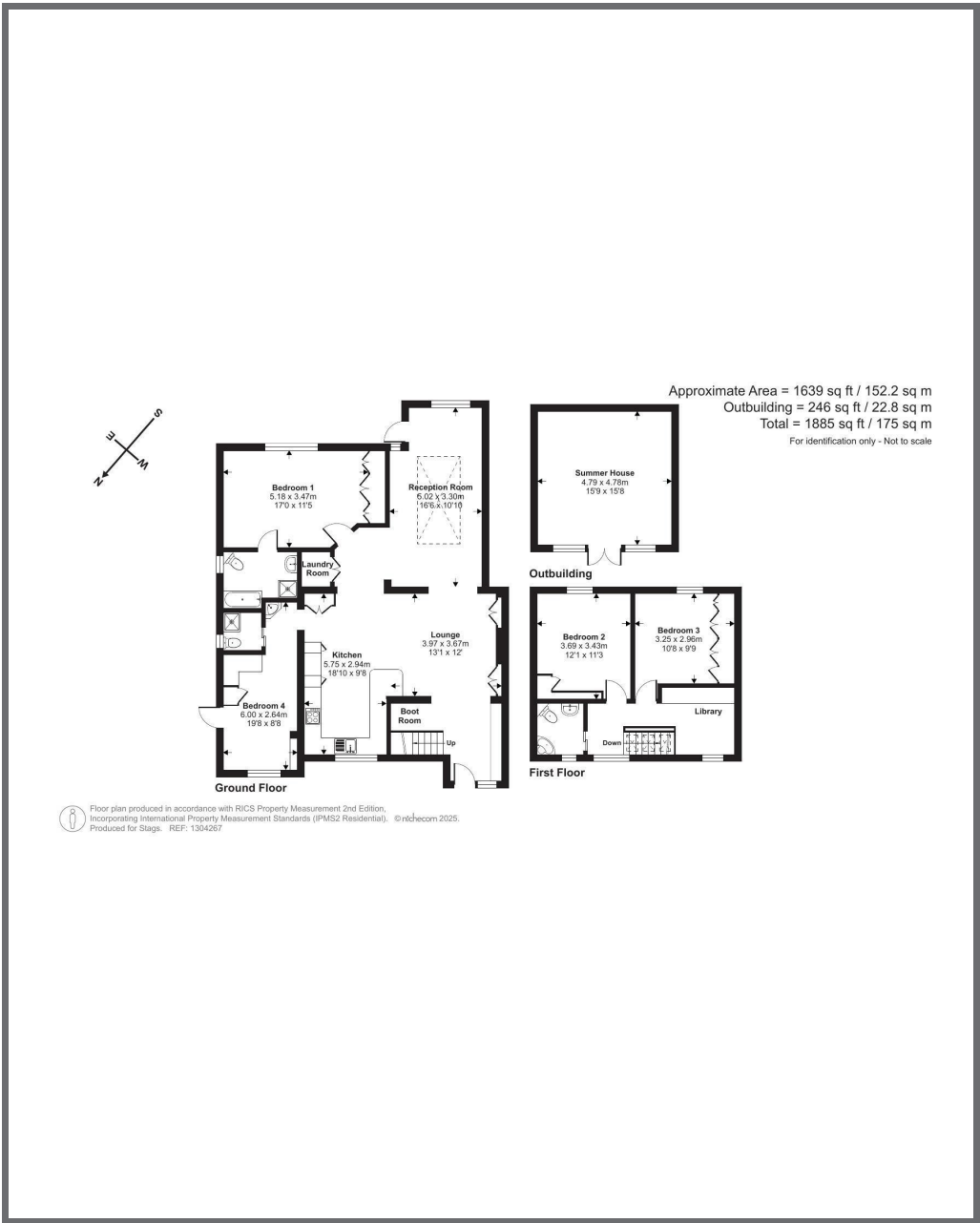
To the rear, the property boasts a delightful garden which has been thoughtfully landscaped to offer a combination of lawned areas and raised decking which is ideal for al fresco dining and entertaining. The garden is enclosed and private, featuring an attractive summer house which offers excellent potential as a garden office, studio, or hobby space. The front of the property offers a large amount of parking.

SERVICES

Utilities: mains drainage, gas, electricity and water
3.7kw Solar generation system - Solar panels added after the property was purchased in 2022. This benefits from the successor of the Feed-in tariff provided by Octopus. 6.2kw battery storage in the loft
Heating: Combi-boiler providing central heating and under floor heating on the ground floor and radiators on 1st floor.
Broadband: Full Fibre provides ultra-fast connection Standard, Super-fast and Ultra-fast broadband available (Ofcom).
EE, Three, O2 and Vodafone network connection available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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