



3 Regency Crescent, Oldfields,  
Exmouth, EX8 2ER

GUIDE PRICE  
**£425,000**  
TENURE Freehold



**A Deceptively Spacious Three Bedroom Regency Style Terraced House  
Enjoying A Tucked Away Avenues Location Yet Close To A Range Of  
Amenities**

Elegant & Spacious Lounge/Dining Room • Fitted Kitchen • Ground Floor  
Cloakroom/WC Three First Floor Double Bedrooms • Spacious Re-Fitted  
Bathroom • Attractive South West Facing Rear Garden

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	85
EU Directive 2002/91/EC			

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The property is one of a terrace of eight Regency style houses within well maintained private grounds, providing parking and communal gardens. It is located within a quiet cul-de-sac in the sought after 'Avenues' area and provides easy walking access to the seafront and town centre by foot and to nearby bus services which also serve Budleigh Salterton and Sidmouth.

#### THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL:** With telephone point; radiator; coved ceiling.

**GROUND FLOOR CLOAKROOM/WC:** Comprising of a wash hand basin set in display surface with cupboards beneath; WC with concealed cistern; tiled flooring; ceiling extractor fan; radiator.

**LOUNGE/DINING ROOM:** 27' 8" (8.44m) x 15' 0" (4.57m) narrowing in the dining area to 9' 10" (3m). A most bright and spacious room with uPVC double glazed bay window overlooking the front aspect with deep window sill; double glazed double doors opening onto the rear garden with picture windows to either side; feature fire surround with marble hearth and matching inset housing living flame coal effect gas fire; television point; telephone point; two radiators; additional wall lighting; turning staircase rising to the first floor landing with useful understairs storage cupboard beneath with light.

**KITCHEN:** 9' 7" (2.92m) x 7' 10" (2.39m) Fitted with a range of patterned work top surfaces; range of base cupboards, drawer units; dishwasher and plumbing for washing machine beneath working surfaces; matching wall units at eye-level; inset four ring hob with extractor hood over; built-in oven, space for upright fridge/freezer, modern gas boiler providing domestic hot water and central heating, laminate flooring; recess ceiling spotlighting; uPVC double glazed window overlooking the rear garden; uPVC double glazed door giving access to the rear garden.

**FIRST FLOOR LANDING:** With access via loft ladder to roof space.

**BEDROOM ONE:** 13' 8" (4.15m) x 10' 4" (3.16m) uPVC double glazed window to rear aspect; radiator; two built-in wardrobes with clothes rail and shelving; fitted drawer unit.

**BEDROOM TWO:** 11' 6" (3.50m) x 10' 4" (3.16m) uPVC double glazed window to front aspect; built-in triple wardrobes with sliding mirror fronted doors, dual clothes rail; radiator, wall mounted cupboard.

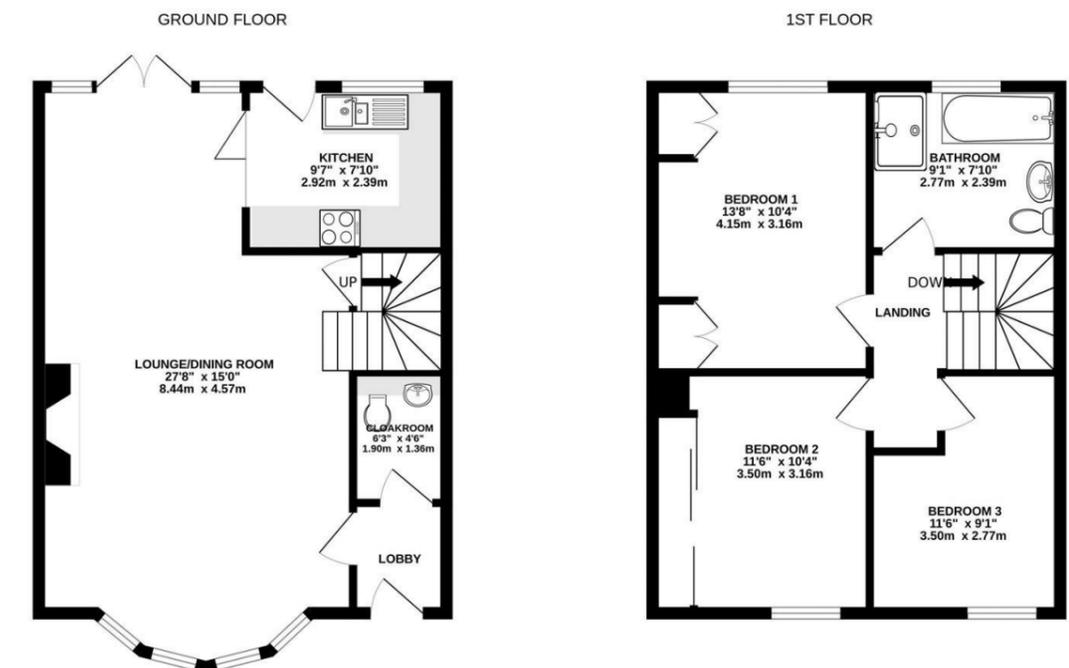
**BEDROOM THREE:** 11' 6" (3.50m) x 9' 1" (2.77m) maximum overall measurement. uPVC double glazed window to front aspect; radiator.

**BATHROOM/WC:** 9' 1" (2.77m) x 7' 10" (2.39m) A spacious modern bathroom suite comprising of a bath; ease of access double width walk-in shower cubicle with shower unit, fitted seat, splashback walls and shower splash screen; pedestal wash hand basin with mirror fronted medicine cabinets over; WC with dual push button flush; attractive tiling to splash prone areas; chrome heated electric towel rail; radiator; uPVC double glazed window with frosted glass; tiled flooring.

**OUTSIDE:** Adjoining the front of the property is a patio terrace area. To the rear is a beautiful enclosed South Westerly facing garden planned with ease of maintenance in mind comprising of patio sun terrace areas ideal for al-fresco dining; decorative stone garden areas edged with well stocked and colourful flower and shrub beds. A pedestrian gate gives rear access. Located in a block within the communal grounds is a **SINGLE GARAGE** with up and over door.

**Council Tax Band: D**

#### FLOOR PLAN:



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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