



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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31 Elmfield Crescent, Exmouth, EX8  
3BL

GUIDE PRICE

£350,000

TENURE Freehold



**An Extended Detached Bungalow Located In A Favoured And Convenient Location Close To Shops/Post Office, Bus Routes And Offered For Sale With No Ongoing Chain. Location**

Lounge \* Dining Room \* Kitchen \* Side Porch \* Two Double Bedrooms  
Shower Room/Wc \* Lovely Front And Rear Gardens \* Long Block Paved Driveway \* Garage \* Gas Central Heating Via Modern Boiler \* Upvc Double Glazed Windows \* No Ongoing Chain



## 31 Elmfield Crescent, Exmouth, EX8 3BL

**THE ACCOMMODATION COMPRISES:** uPVC front door with patterned glass inset to:

**ENTRANCE PORCH:** Carriage light, inner double glazed door with patterned glass to:

**RECEPTION HALL:** Radiator, thermostat control for central heating, access to loft space via loft ladder, telephone point.

**LOUNGE:** 4.27m x 3.23m (14'0" x 10'7") A bright dual aspect room with double glazed windows to front and side aspects, radiator, electric living flame fire standing on a stone hearth, TV point, glazed serving hatch to kitchen.

**DINING ROOM:** 2.59m x 2.44m (8'6" x 8'0") With archway through to the kitchen, radiator, double glazed window to side aspect, timer control for hot water and central heating, linen cupboard and adjoining cupboard housing the modern Ideal gas boiler for hot water and central heating.

**KITCHEN:** 3m x 2.24m (9'10" x 7'4") Fitted with single drainer sink unit with adjoining worktops with cupboards, drawer units and plumbing for automatic washing machine beneath, electric cooker point, tiled surrounds, further worktops with cupboards, drawer units and appliance spaces under, wall mounted cupboards, double glazed window to front aspect, uPVC double glazed door to:

**SIDE PORCH:** 2.44m x 1.12m (8'0" x 3'8") A useful additional area with skylight window, shelving and double glazed doors, both with patterned glass giving access to front and rear gardens.

**BEDROOM 1:** 4.57m x 3.33m (15'0" x 10'11") A good size extended bedroom with double glazed window overlooking the rear gardens, radiator, TV point, telephone point.

**BEDROOM 2:** 3.51m x 2.84m (11'6" x 9'4") Another good size double bedroom with built-in floor to ceiling wardrobes with sliding doors, radiator and double glazed window overlooking the rear garden.

**SHOWER ROOM/WC:** 1.78m x 1.65m (5'10" x 5'5") Fully tiled shower room with double glazed window with patterned glass and comprising a corner shower cubicle with curved shower splash screen doors, pedestal wash hand basin, WC, mirror fronted medicine cabinet, radiator.

**OUTSIDE:** The property is approached via double wrought iron gates to block paved driveway providing off road parking and leading to GARAGE. There is a lawned front garden edged with shrub and rose beds, block paved pathway leading directly to the front of the property with outside cold water tap. Wrought iron side gate gives access through to the rear garden, which is attractively planned comprising of a patio sun terrace, ideal for outside entertaining with pathway extending to the rear of the garden with lawn area, vegetable plots, mature shrubs, two water butts and outside cold water tap.

**GARAGE:** 4.9m x 2.64m (16'1" x 8'8") Up and over door, light and power connected, window overlooking the garden.

**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 to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### FLOOR PLAN:

