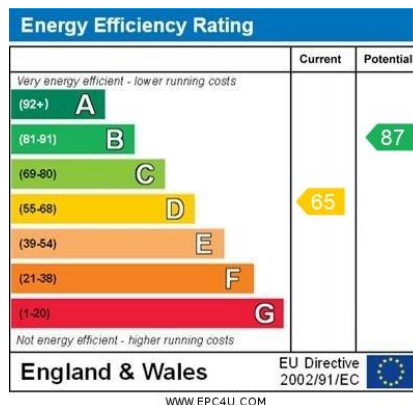




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

118 Elmfield Crescent, Exmouth, EX8 3BP

GUIDE PRICE
£320,000
TENURE Freehold



A Well Presented Two Bedroom Semi-Detached Bungalow Situated In A Popular Location In Exmouth Close To Amenities With Ample Off Road Parking And Attractive Rear Garden.

Reception Hall * Lounge * Modern Fitted Kitchen * Two Double Bedrooms
Shower Room/Wc * Gas Central Heating * Double Glazing * Driveway
Parking * Single Garage * Attractive Front & Rear Gardens

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THE ACCOMMODATION COMPRISES:

OPEN ENTRANCE PORCH: With Upvc double glazed front door with patterned glass inset and matching picture window to one side; outside courtesy lighting giving access to:

RECEPTION HALL: With access to roof space via loft ladder; radiator; ceiling spotlights; smoke detector; telephone point; power points; thermostat control for bathroom heat mat.

LOUNGE: 4.39m x 3.33m (14'5" x 10'11") Measurement into the bay with uPVC double glazed bay fronted window to front aspect; Electric Fire and surround; alcove recesses; radiator; TV points; power points; central ceiling light.

KITCHEN: 2.95m x 2.9m (9'8" x 9'6") A modern fitted kitchen comprising of a range of marble effect worktop surfaces with stainless steel inset sink unit and mixer tap over; brick effect tiled splashbacks; shaker-style base cupboards and drawer units with matching eye-level units over with concealed lighting beneath; electric 4 ring Lamona induction hob with concealed extractor unit above; integrated slimline dishwasher; undercounter integrated fridge / freezer; space and plumbing for washing machine / tumble dryer; eye-level Lamona electric double oven with cupboards above and below; cupboard housing Glowworm combi boiler providing domestic hot water and central heating; radiator; wood effect vinyl flooring; ceiling spotlights; uPVC double glazed windows to side and rear aspects and uPVC double glazed door giving access to the REAR GARDEN.

BEDROOM ONE: 3.4m x 3.02m (11'2" x 9'11") A lovely bright room with uPVC double glazed windows to front aspect; central ceiling light; radiator; power points.

BEDROOM TWO: 3.48m x 3.02m (11'5" x 9'11") uPVC double glazed patio sliding doors opening on to the rear garden; radiator; power points; central ceiling light.

SHOWER ROOM/WC: 1.68m x 1.68m (5'6" x 5'6") A re-fitted shower room comprising of shower enclosure with Ideal detachable shower head hose and rail; fully tiled walls; ceiling extractor fan; close coupled w/c with push button flush; vanity sink unit with mixer tap above and storage cupboards beneath; fitted mirror with lighting; uPVC obscure glazed window to rear aspect; wood effect vinyl flooring with electric heat mat beneath; chrome heated towel rail; ceiling spotlights.

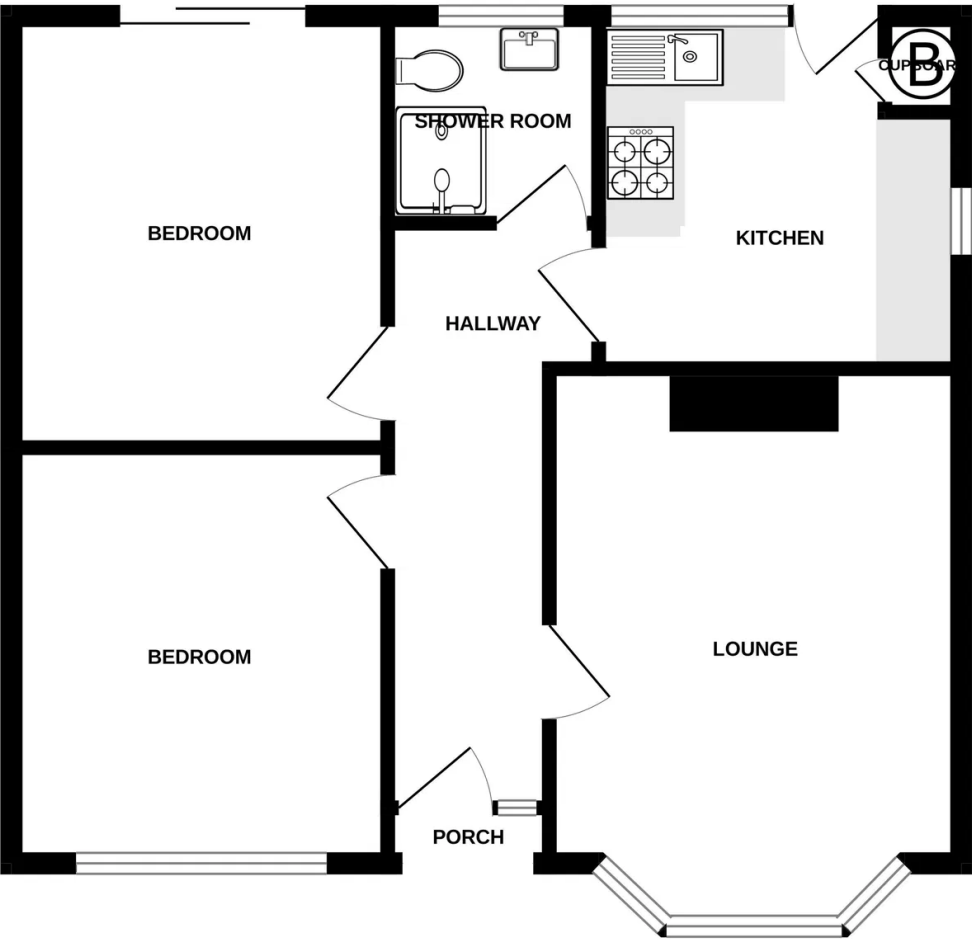
OUTSIDE: To the front of the property there is an attractive raised garden area. A block paved double width driveway provides ample off-road parking and leads to wooden gates which in turn lead to the REAR GARDEN and GARAGE. The REAR GARDEN is of good size and is a real feature of the property enjoying a high degree of privacy and seclusion, with shrub borders and a variety of fruit trees, mainly laid to lawn with central paved pathway leading to a raised bed at the rear. There is a raised patio sun terrace area ideal for outside entertaining, and an outside water tap. There is an area to the side of the property used for bin storage and access to:

GARAGE: 4.98m x 2.64m (16'4" x 8'8") With electric up and over roller door with window overlooking the rear garden.

AGENTS NOTE: Under the Estate Agency Act of 1979 we wish to point out that the vendor of this property is related to an employee of Pennys Estate Agents Ltd.

FLOOR PLAN:

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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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