



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(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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98 Elmfield Crescent, Exmouth, Devon,
EX8 3BW

PRICE **£315,000**
TENURE Freehold



**A Semi Detached Bungalow Located
In A Most Favoured And Quiet Area With Superb Gardens,
Driveway And Garage**

Entrance Porch & Reception Hall • Attractive Lounge • Kitchen • Conservatory •
Two Double Bedrooms • Modern Bathroom Suite • Gas Central Heating Via Newly
Installed Boiler • Double Glazed Windows • Superb Rear Garden • Block Paved
Driveway • Garage • No Onward Chain

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THE ACCOMODATION COMPRISES: uPVC double glazed front door leading to:

ENTRANCE PORCH: Glazed panelled inner door with patterned glass and attractive patterned window to one side of the front door giving access to:

RECEPTION HALL: Radiator with display mantel over; telephone point; coats cupboard with additional cupboard over; storage cupboard over front door recess; thermostat control for central heating; coved ceiling; access via loft ladder to the roof space (this area has the potential to be converted into additional accommodation, if required, subject to the necessary consents).

LOUNGE: 3.96m x 3.35m (13'0" x 11'0") A most attractive room with uPVC double glazed window to front and side elevations; living flame coal effect gas fire housed in an attractive fire surround; picture rail; radiator; television point.

KITCHEN: 2.95m x 2.92m (9'8" x 9'7") Fitted with a range of wood effect work top surfaces with tiled surrounds; inset circular stainless steel sink unit with circular draining board and chrome mixer tap over; cupboards, drawer units and plumbing for automatic washing machine below; eye level cupboards incorporating corner display shelving; cupboard housing newly installed Baxi gas boiler for hot water and central heating with slatted shelving above and below; timer control for hot water and central heating; uPVC double glazed window and uPVC double glazed door giving access to:

CONSERVATORY: 3.33m x 2.64m (10'11" x 8'8") A fine addition to the property with uPVC double glazed windows and uPVC double glazed door giving access to the rear garden; radiator; power and light connected; wood laminate flooring.

BEDROOM ONE: 3.51m x 3.07m (11'6" x 10'1") uPVC double glazed window overlooking the rear gardens; radiator.

BEDROOM TWO: 3.38m x 3.02m (11'1" x 9'11") uPVC double glazed window to front elevation; radiator; coved ceiling.

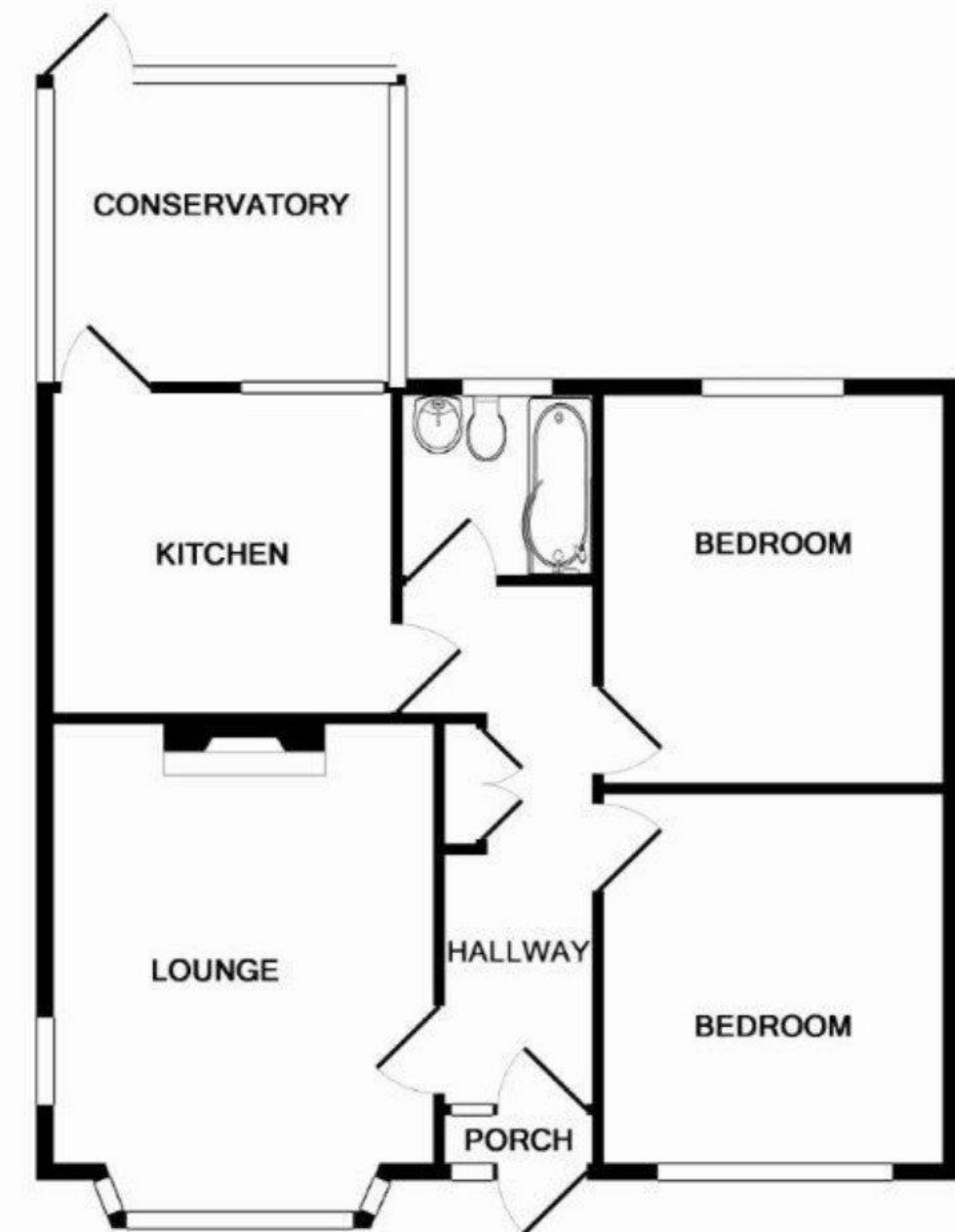
BATHROOM/WC: Fitted with a modern white suite comprising bath with Mira shower unit over, shower curtain and rail; pedestal wash hand basin; WC with dual push button flush; attractive tiling to splash prone areas; radiator with display shelf over; uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is a level lawned garden edged with hedging, a block paved driveway provides off road parking and leads to the **SINGLE GARAGE**. The **REAR GARDEN** is a superb feature of the bungalow offering a high degree of privacy and seclusion. The garden offers an array of colour from established flower and shrub beds; attractive patio areas and pathways; timber summer house; outside power supply. The garden is fully enclosed and enjoys a bright sunny aspect.

GARAGE: 5m x 2.95m (16'5" x 9'8") With up and over door; power and light connected; window to rear elevation: UPVC double glazed door giving access to the rear garden.

MORTGAGE ASSISTANCE: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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