

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Offers in Excess of £250,000
100 Elmfield Crescent, Exmouth, EX8 3BW



- Semi Detached Bungalow In Popular Area • Now In Need Of Updating & Modernisation
- Gas Central Heating & Double Glazing • Dual Aspect Living Room • Kitchen & Sun Room
- 2 Double Bedrooms & Bathroom • Garage, Driveway, Private Rear Garden • NO ONWARD CHAIN



Accommodation

Step up to obscure uPVC double glazed front entrance door leading to:

Entrance Hall

Obscure uPVC double glazed window to front. Useful cloaks storage cupboard. Radiator. Wall mounted central heating thermostat. Access to insulated loft space. Smoke alarm. Storage cupboards above front entrance door. Doors leading to kitchen, both bedrooms, bathroom and:

Living Room 12'10" (3.91m) x 10'11" (3.33m)

Dual aspect having uPVC double glazed windows to front and side. Gas fire on a marble half with a tiled back and wooden mantle. Radiator.

Kitchen 10'1" (3.07m) x 7'9" (2.36m)

uPVC double glazed window to side. Cupboard and drawer storage units with roll edged work surfaces and tiled splashback`s. Stainless steel single sink and drainer unit. Gas and electric cooker points. Cupboard housing gas meter with shelving. Cupboard housing gas fired Combi boiler with slatted shelving. Radiator. Door leading to:

Sun Room 9'1" (2.77m) x 8'8" (2.64m)

uPVC double glazed windows to rear and either side, external doors leading to rear garden and to driveway. Space and plumbing for washing machine.

Bedroom 1 10'11" (3.33m) x 10'0" (3.05m)

uPVC double glazed window to front. Fitted double wardrobe. Radiator.

Bedroom 2 11'5" (3.48m) x 10'0" (3.05m)

uPVC double glazed window to rear. Fitted double wardrobe. Fitted shelved storage cupboard. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath, low level WC and wall mounted wash hand basin. Tiled splashback`s. Radiator.





Externally

The level and enclosed Front Garden is laid mainly to lawn with a low brick wall boundary to one side and hedging to front and either side. A driveway then provides off parking and leads to:

Garage 16'9" (5.11m) x 8'6" (2.59m)

Double opening doors to front. Personal door leading to garden. Window to rear. Power and light connected.

Rear Garden

The property has a level, private and enclosed Rear Garden that is laid mainly to lawn with a small patio area adjacent the property. Timber garden shed. Timber panelled fenced boundaries. Outside water tap.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

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 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

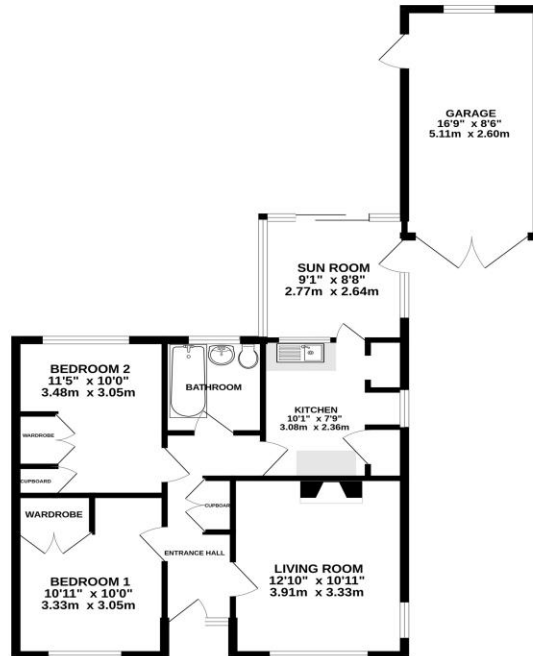
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

These are draft particulars and are awaiting vendors verification



GROUND FLOOR

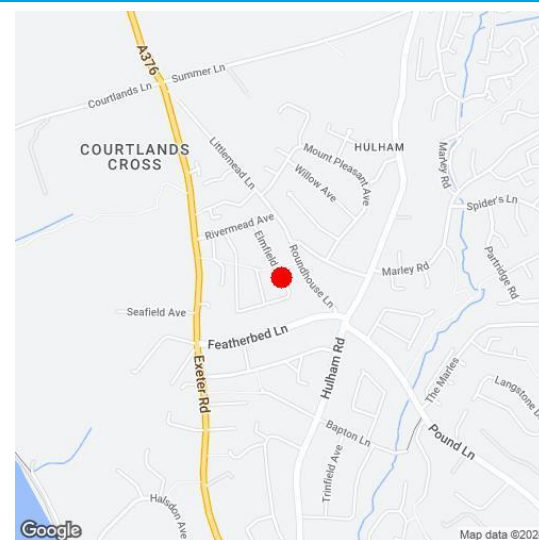


ELMFIELD CRESCENT, EXMOUTH

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 or misstatement. 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 is given for their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left then right at the mini roundabouts, passing Exmouth Train Station. Proceed along Exeter Road, passing the Co-Op supermarket, and before the pedestrian traffic lights, turn right into Rivermead Avenue. Take the 3rd right into Elmfield Crescent, where the property will be found on the left hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.