

Guide Price £375,000
53 Elmfield Crescent, Exmouth, EX8 3BW



- 2 Double Bedroom Detached Bungalow • Popular Residential Location • Gas Centrally Heated & uPVC Double Glazed • Living / Dining Room • Modern Fitted Kitchen • Fully Tiled, Modern Shower Room • Enclosed Garden To Rear • Off Road Parking & Garage. NO ONWARD CHAIN



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

Entrance Porch

Double opening obscured glazed doors with an obscure glazed window to side leading to:

Living / Dining Room

Dual aspect room that has a obscure glazed window to side and fully glazed French doors to the rear that lead out to the rear garden with full height windows to both sides. Laminate flooring. Two radiators. Coved ceiling. Obscure glazed door leading to:

Hallway

Access to an insulated space. Doors leading to all principle rooms including:

Kitchen 9'11" (3.02m) x 9'5" (2.87m)

Dual aspect room with window to side and double opening French doors leading out to the rear garden. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with attractive work surfaces and complementary tiled splash backs above. Built in four ring gas hob with an electric oven below and filter hood above. Inset stainless steel one and a half bowl sink with single drainer unit and mixer tap above. Space for a free standing fridge freezer. Space for a slim line dishwasher. Coved ceiling. Heat detector. Radiator. Laminate flooring. High level concealed electric trip switch and meter box. Cupboard that houses a wall mounted gas fired combi boiler. Part obscure glazed door leading to:

Side Porch 12'6" (3.81m) x 3'3" (0.99m)

Window to front and a part glazed door leading out to the rear garden. Space and plumbing for a washing machine.

Bedroom 1 13'0" (3.96m) x 10'10" (3.3m)

Another dual aspect room with an obscure glazed window to side and a window to front. Coved ceiling. Radiator.

Bedroom 2 9'7" (2.92m) x 9'5" (2.87m)

Window to front. Radiator.

Shower Room

Obscure glaze window to side. Fully tiled walls. Modern fitted white suite comprising of a walk in single shower quadrant with sliding splash screen doors and an electric shower unit. Low level WC. Pedestal wash hand basin. Wall mounted medicine cabinet with mirrored doors. Radiator. Wall mounted electric heater. Coved ceiling. Extractor fan. Vinyl flooring.

Externally

Front Garden

To the front of the property is in area of garden which is predominantly laid to crazy paving and utilised as



additional parking. Shrub bed border and shingled area of garden. Pedestrian access to one side of the property via a timber garden gate. To the side and front of the property is a driveway which provides off parking and leads to:

Garage

Double opening doors to front. Window to rear. Personal door to side.

Rear Garden

To the rear of the property is an enclosed and level garden that is predominantly laid to lawn with a shrub bed border to one side and to the rear. A paved patio is laid adjacent to the rear of the property and provides an ideal space for outdoor dining and sitting during fine weather. Outside water tap. Hard standing area suitable for a shed if required. Front pedestrian access via a timber garden gate to the side.

Tenure

The property is FREEHOLD

Servies

All mains services are connected. Council Tax Band D. The property is on a water meter.

Mortgage Assistance

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

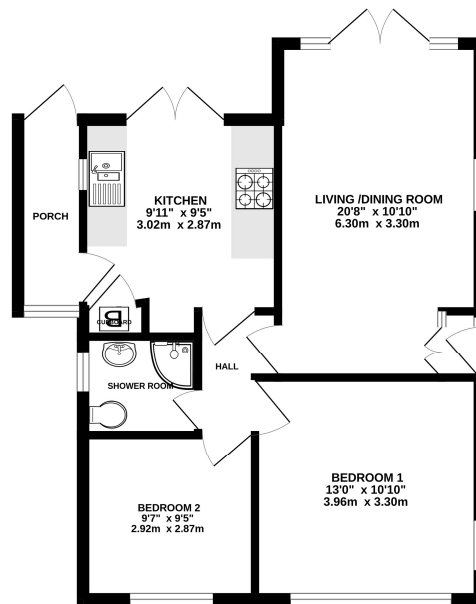
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

GROUND FLOOR
 490 sq.ft. (45.5 sq.m.) approx.



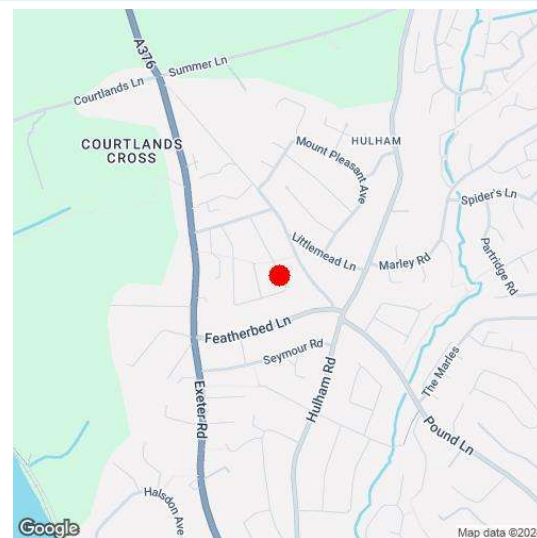
53 ELMFIELD CRESCENT EXMOUTH

TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and do not necessarily include any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The network, signage and appearance of the house has not been tested and no guarantee as to 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 and 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 2nd right into Elmfield Crescent, continue to the top of the road and follow the road around where the property will be found on the left hand side.



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.