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Guide Price £450,000

14 Crossingfields Drive, Exmouth, EX8 3LP



- Extended 2 Double Bedroom Detached Bungalow • Sought After, Small Cul-De-Sac • Gas Central Heating & Double Glazed • Extended Open Plan Living / Dining Room • Kitchen / Breakfast Room • Bathroom With A White Suite • Ample Parking On Block Paved Driveway & Single Garage • Enclosed Gardens To The Side & Rear. NO ONWARD CHAIN



Attractive wooden stable door with an inset, handmade stained glass window, leading to:

Internally

Entrance Hall

Obscure timber framed double glazed window to front. Radiator. Coved ceiling. Smoke alarm. 2 x useful storage cupboards. Doorway leading to the kitchen / breakfast room, both bedrooms, bathroom and glazed double doors opening into:

Extended Living / Dining Room 20'9" (6.32m) x 16'9" (5.11m)

A fantastic living space that has been extended by the current owners and now boasts a large area, ideal for entertaining. A dual aspect room with 2 x timber framed double glazed windows to the front and a timber framed double glazed window to the rear as well as timber double opening doors leading out to the level rear garden. Engineered oak flooring. Large radiator. Picture rail. Coved ceiling. Focal point of an attractive coal effect, living flame, gas fire with a limestone fireplace surround.

Kitchen / Breakfast Room 10'10" (3.3m) x 9'4" (2.84m) Plus Recess

Timber framed double glazed window to front. Range of fitted floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. The gas cooker institute is included within the sale price. Extractor hood above. Integrated fridge. Small breakfast bar area. Radiator. Coved ceiling. Large storage cupboard that also houses a wall mounted gas fired combination boiler. This cupboard also has a fitted (key operated safe). Obscure glazed door leading to:

Rear Lobby

Obscure secondary glazed door leading out to the garden. Tiled flooring. Useful utilities cupboard has an obscure glazed window to side and space and plumbing for a washing machine with storage/shelving above.

Bedroom 1 12'10" (3.91m) x 9'9" (2.97m) To Wardrobe

uPVC double glazed window to side. Radiator. Picture rail. Coved ceiling. Excellent range of wardrobes built in to one wall and with storage cupboards above.

Bedroom 2 10'11" (3.33m) x 8'11" (2.72m)

uPVC double glazed window to side. Radiator. Picture rail. Coved ceiling. Built in wardrobes to one wall with storage above.

Bathroom

2 x Timber double glazed windows to rear. Fitted white suite comprising of a tiled panel enamel bath with a shower attachment above and a splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Access to an insulated loft space that has a ladder attached.

Externally

Front Of Property

To the front of the property is an area of garden that is laid to shingle with mature shrub bed borders to both sides. Further additional shingle area immediately adjacent to the to the front of the property ideal for displaying pot plants that also incorporates two flowering Wisteria. Timber fence and evergreen boundaries. Useful bin store area. Outside water tap. Costume made, wrought iron, weather vane. The property also benefits from an attractive block paved driveway that provides level off road parking for several vehicles and provide access to:



Single Garage 16'6" (5.03m) x 9'2" (2.79m)

Timber triple bi-folding doors to front. Power and light connected. Obscure glazed window to side. Multi pane obscure glazed door to rear leading to:

Rear Garden

The property benefits from well maintained gardens to the rear and to one side of the bungalow. The gardens are fully enclosed and should be viewed to be fully appreciated. To the rear of the property is an area of garden that has a paved patio laid adjacent to the rear and that wraps around both sides of the property. The garden is predominately laid to a level lawn with established beds to both sides and the rear that help to provide colour and interest all year round, as well as a natural privacy screen from neighbouring properties. Timber potting shed. Good size aluminium greenhouse. Central pond. Timber fenced boundaries. Outside water tap. Front pedestrian access to both sides of the the property via galvanised gates. To the side of the property the garden is predominantly laid to an established flower bed that has a range of herbaceous plants and shrubs that provide additional colour and interest. Level paved patio area. Timber boundaries.

Tenure

The property is FREEHOLD

Services

All mains services are connected, Council Tax Band D.

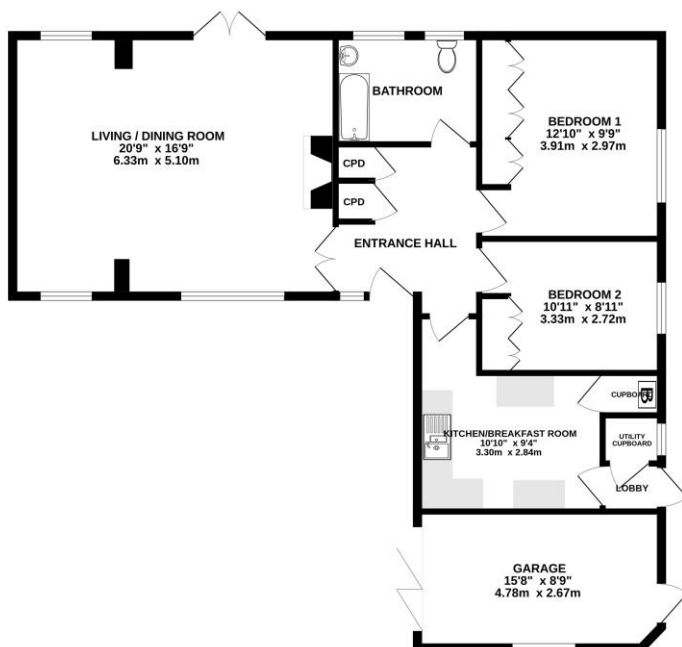
Mortgage Assistance

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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GROUND FLOOR

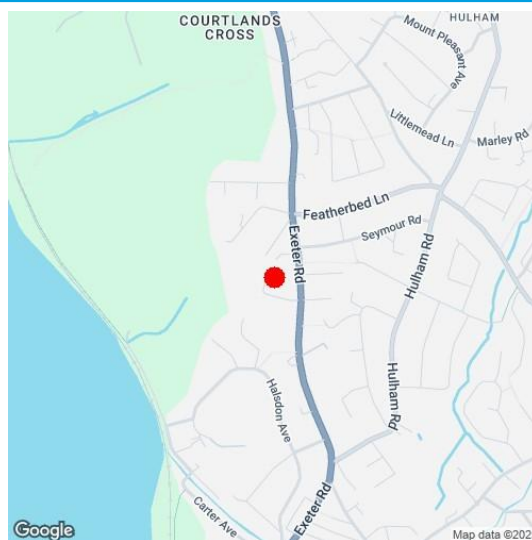


14 CROSSINGFIELDS DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission 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 as to their operation or efficiency can be given. Made with Metreplan ©2025

Directions

From our prominent Town Centre office, proceed past The Strand Gardens and towards the railway station onto Marine Way. Continue along, through 2 sets of traffic lights, into Exeter Road and take the 2nd left into Crossingfields Drive. The property will be found at the end of the Cul-De-Sac, on the right 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.