

**Guide Price £465,000**  
**8 Hillcrest Gardens, Exmouth, EX8 4FE**



- Immaculate Semi Detached Townhouse Located On An Attractive Select Development • Master Bedroom With En-suite Shower Room/WC • 3 Further Bedrooms & Family Bathroom/WC • Dual Aspect Lounge & Superb Fitted Kitchen/Dining Room • Gas central Heating & Double Glazing • Attractive Good Size landscaped Garden • Driveway Parking & Detached Office/Workshop With Utility Room • Convenient Location Handy For Local Primary Schools



## Accommodation

### Ground Floor

Canopy porch with composite entrance door to:

### Entrance Hall

Stairs to first floor. Radiator. Central heating thermostat. Doors to:

### Cloakroom/WC

Close-coupled WC. Wash hand basin with cupboard below. Radiator.

### Lounge 14'4" (4.37m) x 9'7" (2.92m)

Dual aspect with windows to front and side. TV point. Telephone point. Radiator.

### Kitchen/Dining Room 17'2" (5.23m) Max x 15'8" (4.78m) Max

Dual aspect with 2 windows to the rear overlooking the garden. Comprising one and a half bowl sink unit. Work surfaces with tiled splash back. Base cupboard and drawer units. Matching eye level units. Integrated 5 ring gas hob, cooker hood, eye level double oven, slim line dishwasher and fridge/freezer. Plumbing for washing machine. 2 radiators. Tiled flooring. Under stairs storage cupboard. Door to rear garden.

### First Floor

### Landing

Stairs to second floor. Airing cupboard with Mega Flo tank and slatted shelving. Doors to:

### Bedroom 2 11'10" (3.61m) x 8'10" (2.69m) Plus Recess

Window to the front. Radiator.

### Bedroom 3 11'5" (3.48m) x 9'2" (2.79m) Plus Recess

Window to the rear. Radiator

### Bedroom 4 8'2" (2.49m) x 6'8" (2.03m)

Window to the front. Radiator.

### Family Bathroom/WC

Obscure glazed window to the rear. Modern white suite comprising a shaped shower bath with built in shower and glazed shower screen. Tiled splash back. Close coupled WC. Pedestal wash hand basin. Shaver/light point. Radiator. Extractor fan.

### Second Floor

### Landing

Airing cupboard housing gas fired boiler supplying domestic hot water and central heating. large walk-in storage cupboard with light. Door to:

### Master Bedroom 1 13'10" (4.22m) Plus Alcove x 11'8" (3.56m)

Window to the front. Radiator. Useful recessed alcove. Hatch to roof void. Door to:

### En-Suite Shower Room/WC

Obscure glazed window to rear. Modern white suite comprising corner shower cubicle with built-in shower and tiled splash back. Close-coupled WC. Pedestal wash hand basin. Radiator. Extractor fan. Shaver point.

### Externally

To the front of the property is a small area of flower bed.

### Rear Garden

An attractive, good sized landscaped garden arranged over three separate levels with shallow steps between. Adjoining the main



property is a paved patio with a large area of gravelled patio and steps leading to another large paved patio area leading on up to an area of garden with artificial grass. The retaining walls are made with wooden sleepers and are designed and planted with ease of maintenance in mind. Outside main and recessed lighting. Outside water tap. Access to the driveway and office.

#### Driveway

Timber gated access providing off road parking for two large cars with access to the rear garden and:

#### Detached Office And Utility Room 15'4" (4.67m) x 10'5" (3.18m)

Formerly the garage so could be converted back if so required.

#### Utility Room 9'5" (2.87m) x 6'8" (2.03m)

Storage units and space for an appliance. Electric radiator (to be fitted). Glazed door to:

#### Office/Workshop 11'0" (3.35m) x 9'2" (2.79m)

Insulated and fitted with electric points and lighting. Electric radiator.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. Council Tax Band E

#### 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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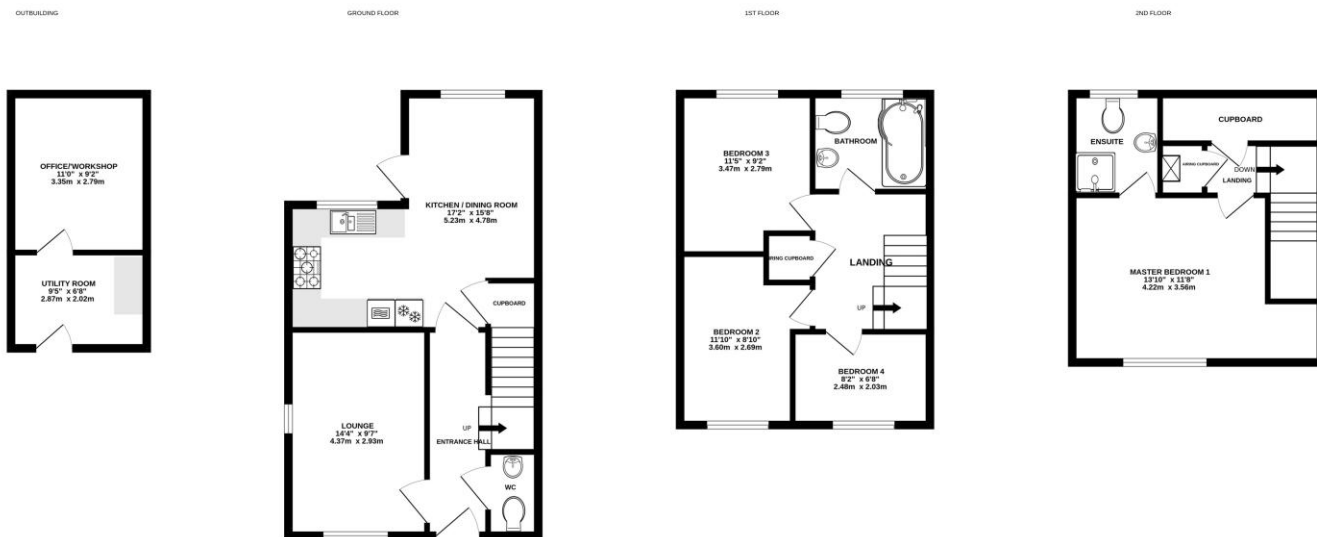
#### Agents Note

Please note these are draft particulars and are awaiting vendors verification.

01395 222350

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exmouth@linksestateagents.co.uk  
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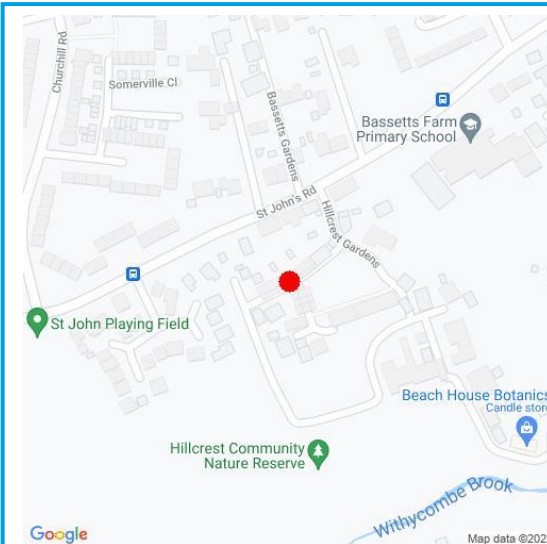


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

From our prominent Town Centre office turn left up Rolle Street and proceed out of town on Salterton Road. After passing Tesco on the left hand side, and at the next set of traffic lights, turn left into Dinan Way. Take the 3rd turning left into St Johns Road. After passing Bassetts Farm School, take the next turning left into Hillcrest Gardens where the property will be found on the right hand side of the green area.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 89        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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

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