

01395 222350

**LINKS**  
ESTATE AGENTS

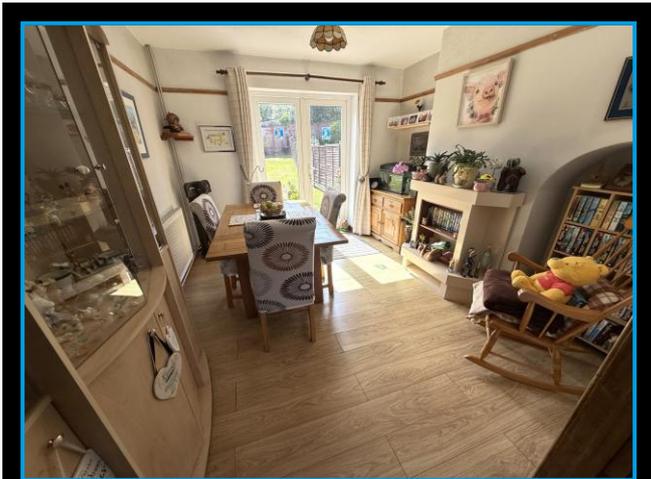
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**Guide Price £390,000**

**10 The Crescent, Exmouth, EX8 2PE**



- 3 Bed Semi Detached House With 1 Bed Annexe • Gas Central Heating & uPVC Double Glazing
  - House: Living Room, Dining Room, Kitchen • 3 Bedrooms, Bathroom & Separate WC
  - Annexe: Living Area, Kitchen, Bedroom, Shower Room • Good Sized, Southerly Facing Rear Garden • Driveway Parking Plus Ample On Street Parking • Handy For Local Shops &



## Accommodation

### Ground Floor

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

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard, that also has the gas meter. Window to side. Radiator. Laminate flooring. Smoke alarm. Doors leading to kitchen and:

#### Living Room 12'5" (3.78m) x 11'5" (3.48m)

uPVC double glazed window to front. Tiled fireplace feature. Radiator. Picture rail. Wooden flooring. Open to:

#### Dining Room 11'2" (3.4m) x 10'4" (3.15m)

uPVC double glazed French doors leading to rear garden. Radiator. Wooden flooring.

#### Kitchen 11'2" (3.4m) x 7'10" (2.39m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above. Space and plumbing for washing machine. Further space for a freestanding fridge / freezer etc. Space under the work surface for further appliances. Tiled flooring. Door leading to annex.

### First Floor

#### Landing

uPVC double glazed window to side gaining distant Maer Valley views. Airing cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water. Access to insulated loft space. Doors leading to:

#### Bedroom 1 11'2" (3.4m) x 10'10" (3.3m)

uPVC double glazed window to rear. Built - in single wardrobe. Radiator.

#### Bedroom 2 11'6" (3.51m) x 10'7" (3.23m)

uPVC double glazed window to front overlooking Parkland with distant Maer Valley views. Built - in single wardrobe. Radiator.

#### Bedroom 3 7'10" (2.39m) x 7'8" (2.34m)

uPVC double glazed window to front overlooking Parkland with distant Maer Valley views. Radiator.

#### Bathroom

Obscure uPVC double glazed window to rear. White suite comprising paneled bath with thermostatically controlled shower unit over and tiling to ceiling height. Pedestal wash hand basin. Heated towel rail. Extractor fan.

#### Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC. Radiator.

### Ground Floor Annexe

Accessed via an obscure uPVC double glazed external door from the front of the property.

#### Hallway

Wall mounted electric trip switch fuse box. Door leading to shower room and steps down to:





#### **Living Area 8'9" (2.67m) x 7'8" (2.34m)**

Radiator. Door leading to bedroom and steps leading up to:

#### **Kitchen 9'1" (2.77m) x 8'5" (2.57m)**

uPVC double glazed French doors leading to rear garden. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water. Radiator. Tiled flooring.

#### **Bedroom 8'4" (2.54m) x 7'4" (2.24m)**

uPVC double glazed window to front. Radiator.

#### **Shower Room**

Obscure uPVC double glazed window to rear. Suite Comprising double shower cubicle with thermostatically controlled shower unit and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

#### **Externally**

The open plan Front Garden is planted with various shrub bed borders that provide year round interest and colour. The driveway to the side of the property provides off road parking and there is also ample parking opportunities within The Crescent.

#### **Rear Garden**

Another feature of this property is the good sized and Southerly facing rear garden. There is a good sized patio area immediately adjacent the property which is ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders that again provide year-round interest and colour. Brick wall boundary to rear. Timber panelled fence boundaries to either side. Outside lighting. Outside power points. Outside water tap. Timber garden shed

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. The property is on a water meter. 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

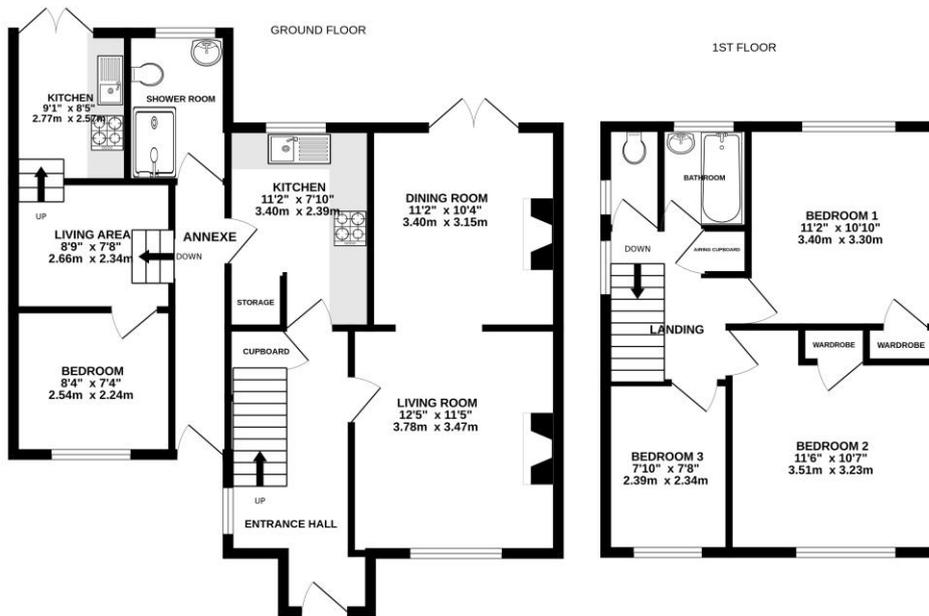
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Note**

These are draft sales particulars and are awaiting vendors verification



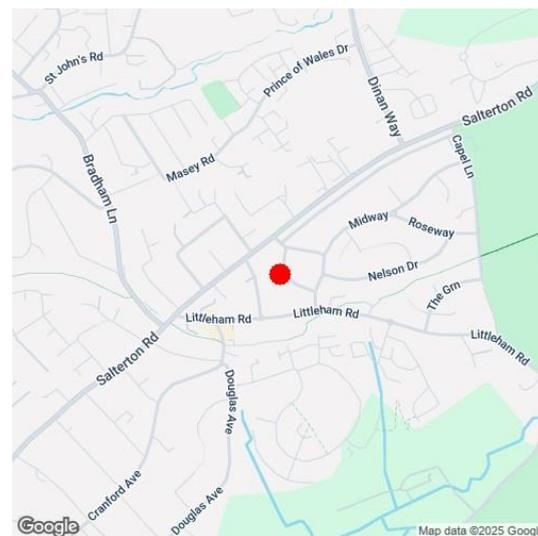


THE CRESCENT, EXMOUTH

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, 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, proceed up Rolle Street, turning left at the roundabout into Salterton Road. Proceed through 2 sets of traffic lights, turning right into Magnolia Avenue, just before the third set of traffic lights and opposite Tesco. Turn immediately right into The Crescent where the property will be found on the right 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](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.