

**Offers in Excess of £400,000**  
**12 Crossingfields Drive, Exmouth, EX8 3LP**



- 2 Double Bedroom Detached Bungalow In Sought After Cul - De Sac • Gas Centrally Heated & uPVC Double Glazed • Large Living / Dining Room • Kitchen / Breakfast Room • Bathroom & Separate WC • Level Garden To The Rear • Off Road Parking & Single Garage
- NO ONWARD CHAIN





Step up to a part obscure glazed uPVC front entrance door with matching window panels to both sides leading to:

### Ground Floor

#### Entrance Vestibule

Wood flooring. Obscure glazed door with matching window panels to both sides leading to:

#### Entrance Hall

Access to an insulated loft space that, subject to the usual planning and building consents could be converted to provide additional accommodation. Radiator. Coved ceiling. Smoke alarm. Useful storage cupboard with shelving. Airing cupboard that has slatted shelving and a radiator. Doors leading to all rooms, including:

#### Living / Dining Room 21'11" (6.68m) x 11'10" (3.61m)

A good size room that enjoys a dual aspect with a window to side and a glazed door leading out to the front garden with matching windows to either side. Coved ceiling. Two radiators. Focal point of a gas fire with a tiled fireplace surround and hearth. Serving hatch to kitchen.

#### Kitchen / Breakfast Room

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset composite single bowl sink and drainer unit with a mixer tap above. Electric cooker point. Useful walk in pantry with a single glazed window to the side and shelving. 2 x Radiators. Coved ceiling. Door way leading:

#### Rear Lobby

Part obscure uPVC double glazed door leading out to the rear garden. Door leading to a large walk in cupboard that has a floor standing gas fired boiler and a separate water tank.

#### Bedroom 1 13'9" (4.19m) x 11'10" (3.61m)

Another dual aspect room that has a window to the side and a large window to front. Radiator. Coved ceiling.

#### Bedroom 2 11'11" (3.63m) x 9'6" (2.9m)

Window to rear. Radiator. Coved ceiling. Laminate flooring.

#### Bathroom

Obscure glazed window to the side. Fitted coloured suite comprising of a panelled bath that has tiled splash backs above and a shower attachment above the bath. Pedestal wash hand basin. Radiator. Wall mounted mirrored medicine cabinet.

#### WC

Obscure glazed window to side. Low level WC. Wall mounted wash hand basin. Radiator.

### Externally

#### Front Of Property

To the front of the property, the garden has been planned with ease and maintenance in mind being laid predominantly to Crazy paving with small shrub beds and a larger raised bed to the front boundary. Paved covered veranda area. Double wrought iron gates provide access to a driveway that provides off road parking and leads down the side of the property, leading to:

#### Single Garage

Up and over door to front. Window to rear. Personal, part obscure glazed door leading to:



### Rear Garden

To the rear of the property is a well maintained and level garden that is predominantly laid to lawn with a shrub bed border to one side. To the other side of the garden and located behind the garage is a paved and shingled area of garden that incorporates a shrub bed and that also has an attractive palm tree. Timber fenced boundaries. Front pedestrian access via crazy paved patio to one side of the property.

### 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

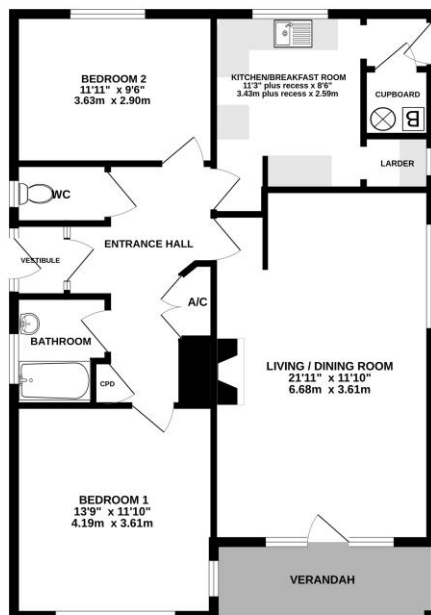
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### Agents Notes

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



GROUND FLOOR



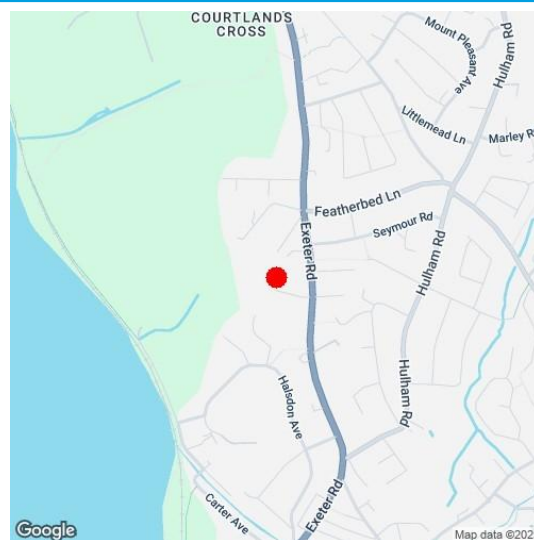
12 CROSSINGFIELDS DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 current fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12025

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	60	
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 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.