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ESTATE AGENTS

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Guide Price £425,000

57 Elmfield Crescent, Exmouth, EX8 3BW



- A Superb 2/3 Bedroom Extended Detached Chalet Style Bungalow • Stunning Mature Gardens • Living Room And Extended Kitchen/Dining Room With Roof Lantern • Shower Room/WC And Further Separate WC
- 2 Main Bedrooms And Occasional Bedroom 3/Study • Gas Central Heating And Double Glazing • Driveway Parking And Garage • Early Viewing Highly Recommended



Accommodation

Ground Floor

Open porch with patterned tiled floor. Double glazed entrance door with side window to:

Hallway

Radiator. Doors to:

Living Room 15'10" (4.83m) x 10'9" (3.28m)

Dual aspect with double glazed window to the side. Sliding double glazed window to the rear. Ornamental fireplace surround. Radiator. Telephone point. TV aerial point.

Kitchen/Dining Room 21'9" (6.63m) Max x 8'0" (2.44m)

extending to 11'0" (3.35m) maximum overall measurements. Extended with double glazed windows to 2 side and sliding double glazed patio doors onto the rear garden. Feature roof lantern in the dining area. Electrical lantern roof blind. Fitted with a range of base cupboard and drawer units and wall mounted units with lighting below. One and a half bowl composite sink unit. Work top surfaces. Tiled splash back. Space for cooker with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Built-in larder cupboard and airing cupboard housing Worcester gas fired combi boiler providing domestic hot water and central heating. Radiator. Double glazed door to:

WC

Double glazed windows. Close-coupled WC. Wash hand basin.

Bedroom 1 13'1" (3.99m) x 10'11" (3.33m)

Dual aspect with double glazed windows to the front and side. Radiator.

Occasional Bedroom 3/Study 9'9" (2.97m) x 9'5" (2.87m)

Double glazed window to the front. Radiator. Stairs to second floor.

Shower room/WC

Double glazed window to the side. Glazed shower cubicle with built-in shower and laminate splash backs. Vanity wash hand basin with cupboard below. Close-coupled WC. Radiator. Extractor fan.

Second Floor

Landing

Door to:

Bedroom 2 16'1" (4.9m) Max x 10'11" (3.33m)

2 Double glazed Velux windows. Radiator. TV aerial point. Access to eaves storage space.



Externally

To the front of the property is an attractive area of garden with mature flower and shrub borders and an area of faux lawn. A resin bond driveway provides off road parking and leads down the side of the property to the garage and a gate leads into the rear garden.

Garage 16'6" (5.03m) x 8'6" (2.59m)

Up and over door. Work bench. Window to the rear. Power and light. Courtesy door into the rear garden.

Rear Garden

A particularly stunning feature of the property stocked with a wide variety of shrubs and herbaceous plants. Comprises a circular lawn with brick edging and a covered terrace adjoining the garage with attractive patterned tile flooring. Located to the bottom of the garden and hidden behind the garage is a green house and storage shed. Outside water tap.

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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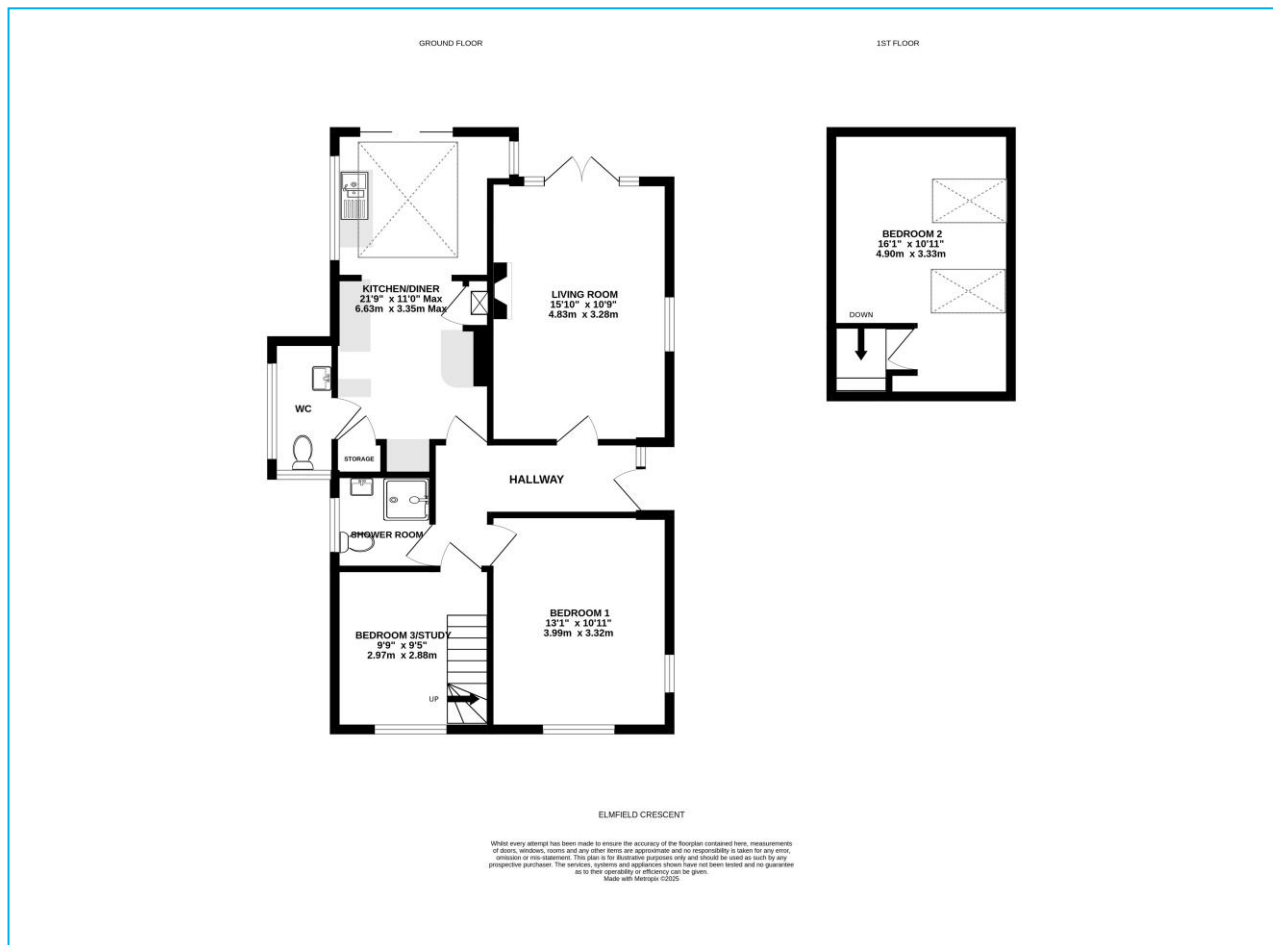
Agents Note

Please note these are draft particulars and are awaiting vendors verification

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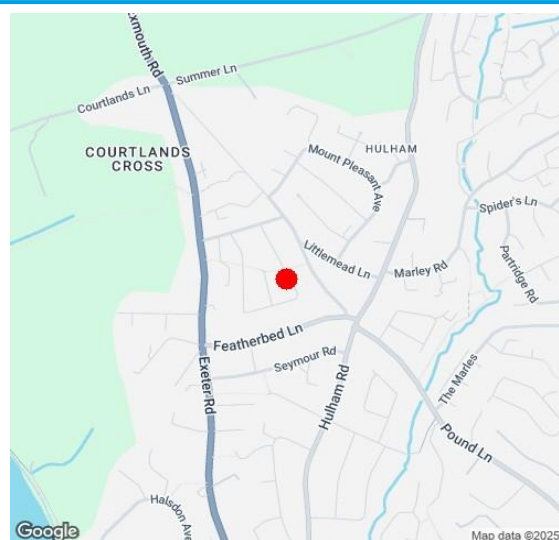
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Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left 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 3rd right into Elmfield Crescent, where the property will be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	84
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
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

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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