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LINKS
ESTATE AGENTS

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Guide Price £375,000

76 Elmfield Crescent, Exmouth, EX8 3BW



• 2 Double Bedroom Detached Bungalow • Located In A Popular Residential Location • Gas Centrally Heated & uPVC Double Glazed • Dual Aspect Living Room • Modern Kitchen / Breakfast Room • Shower Room • Driveway, Garage & Enclosed South Facing Rear Garden • NO ONWARD CHAIN. Viewing Advised



uPVC double glazed front entrance door with two inset obscure glazed windows leading to:

Entrance Hall

Access to an insulated and boarded loft space via a trapdoor and ladder that has a light connected. Coved ceiling. Radiator. Smoke alarm. Doors leading to all rooms, including:

Living Room

A dual aspect room that has a window to the front and a window to the side. Focal point of an electric fire that has a marble back and half and a wooden fireplace surround. 2 x Radiators.

Kitchen/Breakfast Room 14'8" (4.47m) x 8'10" (2.69m)

Window to front. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring gas hob with an electric oven below and extractor hood above. Space for a free standing fridge freezer. Space and plumbing for a washing machine. Inset stainless steel 1 1/2 bowl sink with a single drainer unit and mixer tap above. Wall mounted gas fired combination boiler. Radiator. High level concealed electric trip switch fuse box and meter box. Fully obscure glazed door leading to the rear garden from the side of the property. Space for a small breakfast table and chairs.

Bedroom 1 13'3" (4.04m) x 10'9" (3.28m)

Window to rear. Radiator.

Bedroom 2 9'11" (3.02m) x 9'6" (2.9m)

Double opening French doors to rear, that lead out of the rear garden and that have a window to side. Radiator.

Shower Room

Obscure glazed window to side. Fitted white suite that comprises of a disabled friendly walk in shower that has a low profile shower base, grab rail, splash back to ceiling height and a thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Radiator. Inset ceiling lights.

Externally

Front Of Property

To the front of the property is an area of garden that has been planned with ease of maintenance in mind. Laid centrally to the garden is level area of lawn which is bordered by decorative stone and slate shingle. Brick wall boundary to front and timber fence to one side. A driveway provides off road parking for several motor vehicles and leads to:

Single Garage 16'8" (5.08m) x 8'6" (2.59m)

Double opening doors to front. Power and light connected. Window to rear.

Rear Garden

To the rear of the property is a fully enclosed and south facing garden that enjoys the lion's share of the sunshine during fine weather. There is a paved area of garden laid adjacent to the rear of the property with steps that lead up to a further level area of patio, ideal for outdoor dining and during fine weather. The remainder of the garden is then laid to a lawn with well stocked shrub bed borders that help to provide year round colour and interest. Timber fenced boundaries. Front pedestrian access to one side via a timber garden gate. A timber garden gate to the other side, provides access to a side pathway way where there is a door to the kitchen, water tap, gas meter and a further timber garden that leads to the front of the property.



Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D. The property is on a water meter.

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

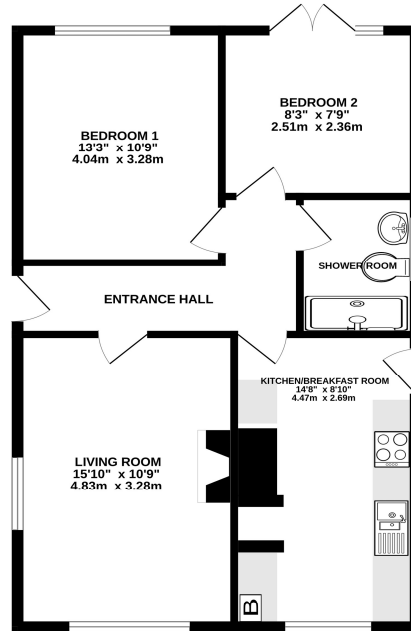
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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





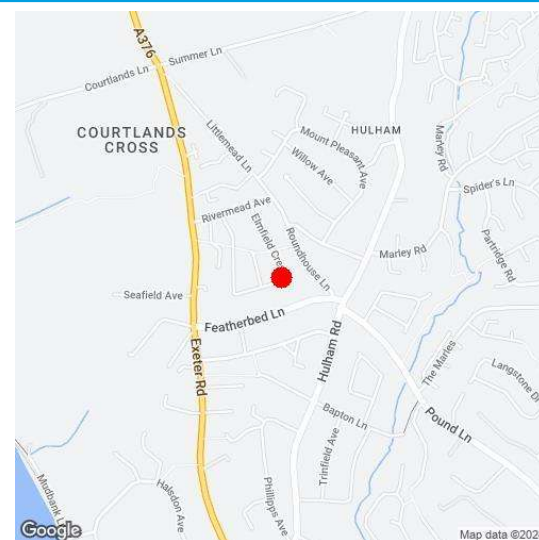
ELMFIELD CRESCENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, rooms and any other items are approximate and no responsibility is taken for any 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. Made with Metreps 02024

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 2nd right into Elmfield Crescent, continue to the top of the road and follow the road around where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82-91) A			
(69-81) B			
(55-68) C			
(39-54) D			
(21-38) E			
(11-20) F			
<i>Not energy efficient - higher running costs</i>			
England & Wales			
EU Directive 2002/91/EC			
		62	80



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.