



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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4 Regency Crescent, Oldfields,
Exmouth, EX8 2ER

GUIDE PRICE
£395,000
TENURE Freehold



A Deceptively Spacious Three Bedroom Regency Style Terraced House
Enjoying A Tucked Away Location Yet Convenient To A Range Of
Amenities

Entrance Hall * Ground Floor Cloakroom/Wc * Bright And Spacious
Lounge/Dining Room * Fitted Kitchen * Three First Floor Bedrooms
Spacious Four Piece Bathroom Suite * Attractive South-West Facing Rear
Garden * For Sale With No Ongoing Chain

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The property is one of a terrace of eight Regency style houses within well maintained private grounds providing parking and communal gardens. It is located within a quiet cul-de-sac in a sought after area and provides easy walking access to both the seafront and town centre by foot and to nearby bus services, which also services Budleigh Salterton, Exeter and Sidmouth.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Attractive stripped wood block floor, radiator, telephone point.

CLOAKROOM/WC: Wash hand basin with mirror over, close coupled WC, built-in corner storage unit, radiator, extractor fan.

LOUNGE/DINING ROOM: 7.57m x 4.55m (24'10" x 14'11"). A spacious and bright dual aspect room with double glazed oriel style bow window overlooking the front aspect and double glazed French patio doors with side panel windows opening onto the rear garden, living flame coal-effect fire set in marble with feature and wood surround, two built-in dresser style units, TV point, two radiators, turning staircase rising to first floor with good size understairs cupboard underneath, sliding door to:

KITCHEN: 2.9m x 2.26m (9'6" x 7'5") Comprising of single drainer stainless steel Franke sink unit set in work surface with matching upstand with range of base cupboard and drawer units, matching wall mounted units over, fitted electric oven with inset four ring gas hob with concealed cooker hood over, plumbing for automatic washing machine, integrated slimline dishwasher, integrated upright fridge and freezer, inset ceiling downlighters, wall mounted gas boiler for hot water and central heating, further built-in shelved storage cupboard with double glazed window overlooking the rear garden, double glazed door giving access to the rear garden.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 4.09m x 3.15m (13'5" x 10'4") A double glazed window to rear aspect, radiator, built-in wardrobe with storage cupboards over, TV point, built-in airing cupboard housing water cylinder.

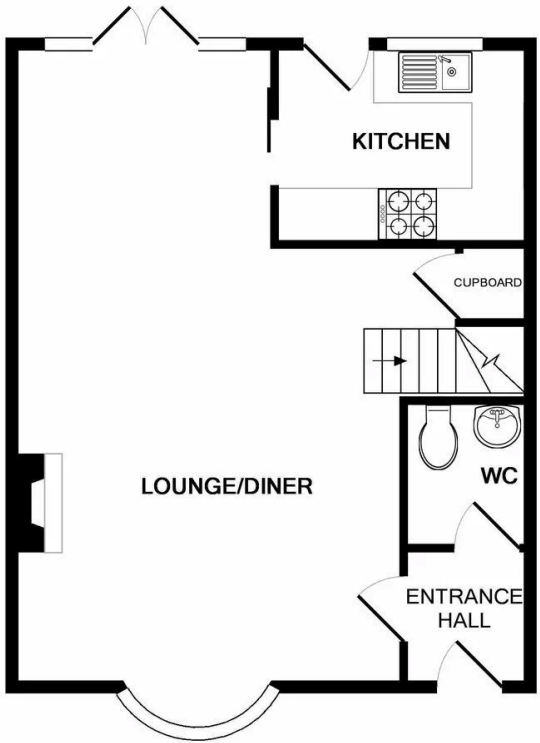
BEDROOM 2: 3.48m x 3.17m (11'5" x 10'5") Double glazed window to front aspect, built-in wardrobe with storage cupboards over, radiator.

BEDROOM 3: 3.4m x 2.79m (11'2" x 9'2") Double glazed window to front aspect, radiator, built-in wardrobe with storage cupboard over.

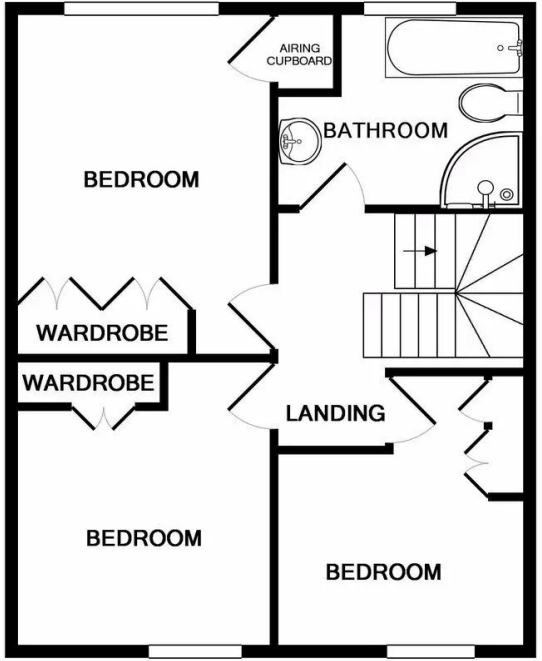
BATH/SHOWER ROOM/WC: Fitted with a white suite comprising panelled bath in tiled surround, separate quadrant shower cubicle with laminate splashback wall, shower unit, wash hand basin with storage cupboards below and tiled splashback, wall mounted mirror with light over, WC with concealed cistern, ladder style heated towel rail, double glazed window with patterned glass, extractor fan.

OUTSIDE: To the front of the property is a raised patio area with outside power sockets. To the rear of the property is an attractive enclosed patio style garden enjoying a sunny westerly aspect comprising of a patio area ideal for outside entertaining with gravelled area beyond, attractive well stocked mature flower and rose beds, pedestrian rear gate. The property benefits from having single **GARAGE** with up and over door located in a block at the end of the Crescent. Outside cold water tap. At the front of the property there is an outside electric point which is fitted by the front door.

FLOOR PLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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