



24 Elmfield Crescent, Exmouth, EX8
3BL

GUIDE PRICE

£289,950

TENURE Freehold



**A Semi Detached Bungalow Located In A Popular And Convenient Area
With Level Private Sunny Aspect Rear Garden, Driveway And Garage**

Gas Central Heating * Double Glazed Windows * Reception Hall * Lounge
Kitchen * Two Bedrooms * Shower Room/Wc * Garden Room * General
Refurbishment Required * No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES: Tiled open entrance porch with uPVC double glazed front door giving access to:

RECEPTION HALL: Fitted shelved linen cupboard with adjoining storage cupboard, telephone point, high-level storage cupboard above front door housing newly installed electric consumer unit, access via loft ladder to roof space – this area could be converted into additional accommodation if required subject to the necessary consents.

LOUNGE: 3.94m x 3.35m (12'11" x 11'0") A bright dual aspect room with uPVC double glazed windows to front and side aspects, tiled fireplace and hearth housing pebble-effect electric fire, radiator, fitted shelving units in wall recesses.

KITCHEN: 2.9m x 2.34m (9'6" x 7'8") plus wall recess. With single drainer sink unit set into wood-effect worktops with cupboards, drawer units, plumbing for automatic washing machine beneath, electric cooker point, larder style cupboard, further cupboard housing Vaillant gas boiler for hot water and central heating, wall mounted cupboards, double glazed window to side aspect with patterned glass, uPVC double glazed window overlooking the rear garden, uPVC door with patterned glass giving access into the rear garden.

BEDROOM 1: 3.33m x 3.05m (10'11" x 10'0") Radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.56m x 3.05m (11'8" x 10'0") Radiator, window overlooking the sun room to the rear aspect.

SHOWER ROOM/WC: 1.75m x 1.73m (5'9" x 5'8") Fitted with corner shower cubicle with curved splash screen doors, shower unit, wash hand basin set in display surface with cupboards and WC with push button flush beneath, chrome heated towel rail, uPVC double glazed window with patterned glass, fully tiled walls.

OUTSIDE: Double wrought iron gates give access to the driveway, providing off road parking, leading to the GARAGE. Mature front garden with decorative stone garden areas, conifer trees and a variety of colourful shrubs. A wooden side gate gives access through to the rear garden which is a lovely feature of the property offering a high degree of privacy and seclusion, enjoying a sunny Southerly aspect. The garden comprises of lawn with a variety of mature trees, conifers and shrubs, with pathway leading the length of the garden. Adjoining the rear of the bungalow is a covered area with outside cold water tap and access to:

GARDEN ROOM: 2.84m x 2.62m (9'4" x 8'7") uPVC double glazed windows and door giving access to the rear garden with power and light connected.

GARAGE: 4.88m x 2.62m (16'0" x 8'7") Up and over door, recent replacement roof. Side door into garden.

AGENTS NOTE: The gas boiler was installed in 2020 and has just been serviced. The front door and side window were also replaced in 2020 and subject to a 10-year warranty.

FLOOR PLAN:

