











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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24 Elmfield Crescent, Exmouth, EX8 3BL

GUIDE PRICE
£300,000
TENURE Freehold



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

Recently Been Refurbished * Gas Central Heating * Double Glazed Windows Reception Hall * Lounge * Newly Fitted Kitchen * Two Bedrooms * Shower Room/Wc Garden Room * No Onward Chain

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

RECEPTION HALL: 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. New vinyl flooring.

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, newly fitted carpets.

KITCHEN: 2.9m x 2.34m (9'6" x 7'8") plus wall recess. Newly fitted kitchen comprising; single drainer sink unit set into newly fitted worktops with cupboards, drawer units, plumbing for automatic washing machine beneath, fitted electric cooker with hob, 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, having newly fitted cat flap, 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, newly fitted carpets.

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

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.

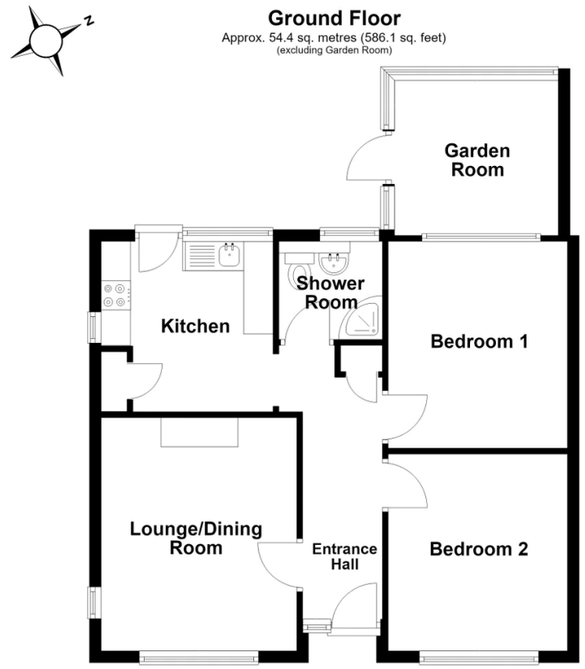
OUTSIDE: New block paved driveway/parking for two cars leading to the GARAGE. Lean-to greenhouse on back. Small lawned area. A wooden side gate gives access through to the rear garden which is a lovely feature of the property offering a high degree of privacy and seclusion, enjoying a sunny Southerly 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. New vinyl flooring.

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 fusebox was installed in 2026. The front door and side window were also replaced in 2020 and subject to a 10-year warranty.

FLOOR PLAN:



Total area: approx. 54.4 sq. metres (586.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

24 Elmfield Crescent, EXMOUTH