



Semi-Detached FAMILY home

Welcome to the market this new four bedroom town house with parking for two cars, a garage and EV charging point. Lovely modern open plan living on the ground floor, three double bedrooms spanning the first and second floor with a handy single bedroom which can offer as a study or walk-in wardrobe. With the garden ready for some inspiration in time for summer, come and take a look!

36 Goldcrest Road | Exmouth | EX8 5FP



thoroughly good property agents



PROPERTY TYPE

Semi-Detached Town House



SIZE

1,219 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

D



in a nutshell...

- GUIDE PRICE: £400,000 - £425,000
- Open Plan Kitchen
- 3 Double Bedrooms & 4th Single or Study
- Blank Canvas Garden
- Parking for Two Cars
- Garage
- Highly Sought-After Area
- Close to Local Town & Seaside
- Complete Upper Chain





the details...

Located within a new and popular residential development in Exmouth, this beautifully presented four bedroom home offers spacious and versatile accommodation arranged over three floors, making it ideal for families, professionals, or those seeking flexible living space close to local amenities and the stunning East Devon coastline.

The property benefits from driveway parking for two vehicles in tandem leading to a garage with power, together with the added advantage of an EV charging point.

Internally, the property is thoughtfully laid out and well presented throughout. The ground floor comprises an entrance hallway, a convenient downstairs WC, and an impressive open plan kitchen, living and dining area designed for modern living. French doors open directly onto the rear garden, creating an excellent indoor-outdoor flow ideal for entertaining and family life. The ground floor further benefits from attractive wood-effect hard flooring throughout.

The contemporary fitted kitchen offers a range of integrated appliances including a dishwasher, oven, electric hob, and cooker hood, while a useful storage cupboard off the living area provides plumbing for a washing machine. The property also benefits from a brand new, state-of-the-art stairlift providing access from the ground floor to the first floor, offering enhanced accessibility and convenience.



what the owner loves most...

“we’ve been so lucky with the community feel of the neighbourhood, so much so that we are not moving far at all!”



the floorplan...

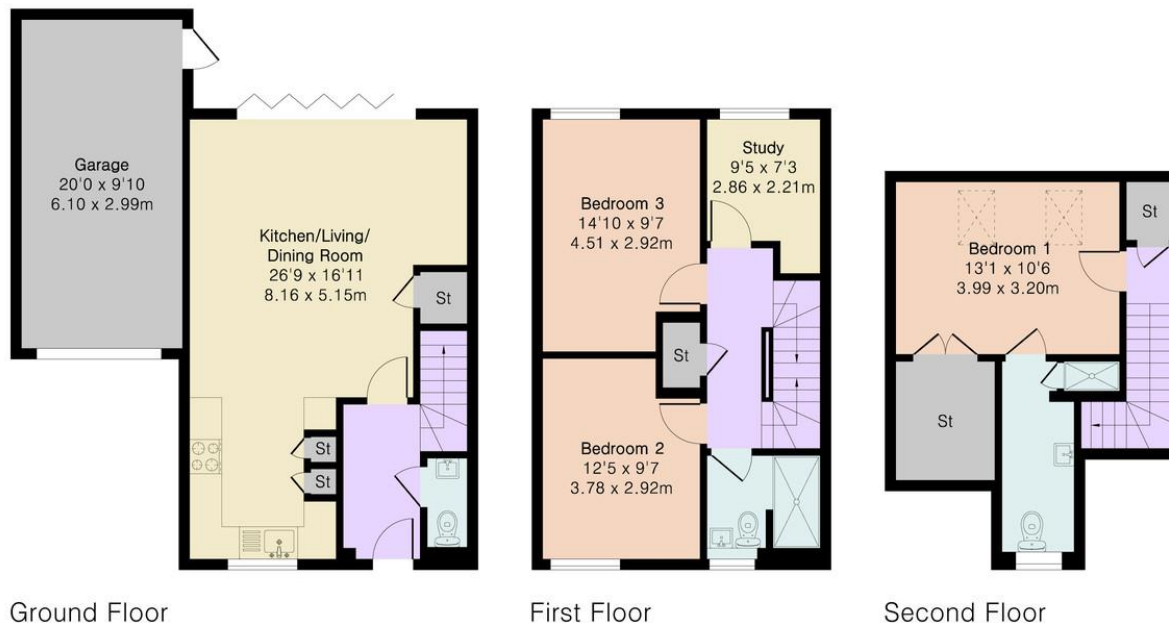
Approximate Gross Internal Area 1219 sq ft - 113 sq m (Excluding Garage)

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 452 sq ft – 42 sq m

Second Floor Area 315 sq ft – 29 sq m

Garage Area 196 sq ft – 18 sq m



Ground Floor

First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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bear in mind...

The upper chain is complete, taking away any potential unexpected twists.



the location...

To the upper floors, the property offers three generous double bedrooms together with a fourth single bedroom which could also serve as a home office or study. The principal family bathroom on the first floor has been newly converted into a shower/wet room. All bedrooms, stairs, and landings are fitted with carpet, creating a warm and comfortable feel throughout the upper accommodation.

Occupying the top floor, the impressive principal bedroom suite enjoys an abundance of natural light via skylights and further benefits from a spacious en suite shower room complete with heated towel rail. A substantial adjoining wardrobe and storage area adds to the practicality and appeal of this superb principal suite.

Externally, the rear garden offers a wonderful blank canvas for prospective buyers, providing a versatile outdoor space ready to be landscaped or personalised to suit a variety of lifestyles and ideas.

Conveniently situated within easy reach of local schools, shops, transport links, and the seafront, this excellent home combines modern comfort with flexible family living in one of East Devon's most desirable coastal towns.

Tenure: Freehold
Council Tax Band D





Need a more complete picture? Get in touch with your local branch...

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