



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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30 Elmfield Crescent, Exmouth, EX8
3BL

GUIDE PRICE

£299,950

TENURE Freehold



**A Well Presented And Extended Semi Detached Two Bedroom Bungalow
In A Favoured And Convenient Location**

Reception Hall * Lounge * Fitted Kitchen Opening To Dining Room/Sun Room
Extension * Two Double Bedrooms * Shower Room/Wc * Gas Central Heating
And Upvc Double Glazed Windows * Good Size Rear Garden * Driveway
Parking And Garage * No Onward Chain * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Upvc double glazed front door with window side screen to:

ENTRANCE PORCH: Inner glazed panelled door with patterned glass to:

RECEPTION HALL: With radiator, access to roof space, useful coats cupboard with rail and shelf and additional storage cupboard over, telephone point, wood flooring.

LOUNGE: 3.53m x 3m (11'7" x 9'10") Upvc double glazed windows and Upvc double glazed door giving access to the rear garden. television point, telephone point, wood flooring.

KITCHEN: 3.05m x 2.84m (10'0" x 9'4") Finished with white gloss finish units with patterned working surfaces, inset stainless steel sink unit with swan neck mixer tap over, cupboards and appliance space under, further range of worktops with inset four ring gas hob with chimney style extractor hood over with light, drawer units and cupboards beneath, built in oven with cupboards above and below, matching range of eye level cupboards, tiled surrounds, space for upright fridge freezer, wall mounted Worcester gas boiler for hot water and central heating, opening to:

DINING/SUN ROOM EXTENSION: 3.05m x 2.51m (10'0" x 8'3") A superb addition to the property with Upvc double glazed windows overlooking the rear garden, radiator, wall lighting, Upvc double glazed door to garden.

BEDROOM ONE: 3.35m x 3m (11'0" x 9'10") measurement excluding quality full length floor to ceiling wardrobes with sliding doors with shelving and clothes rail, Upvc double glazed window to front aspect, television point, telephone point, additional Upvc double glazed window to side aspect, radiator, wood flooring.

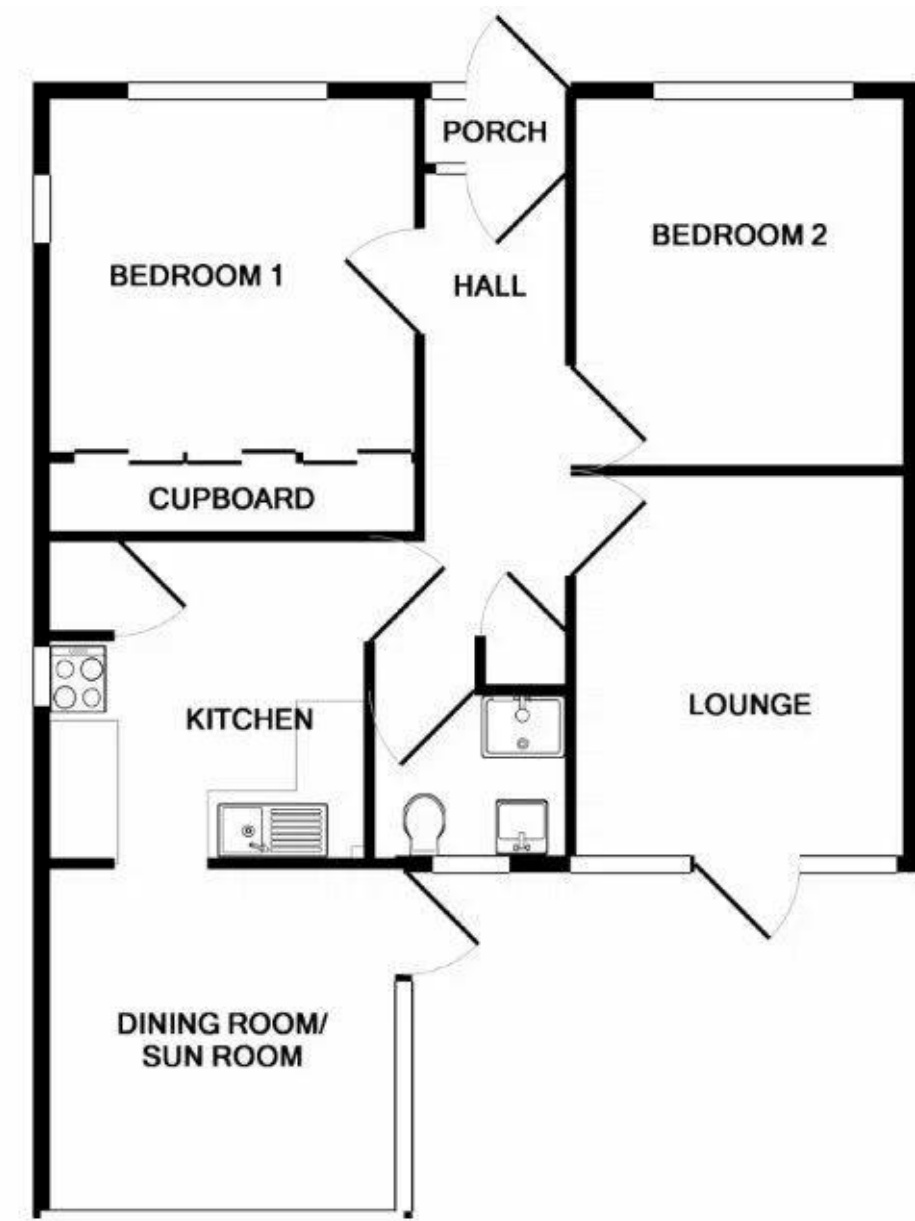
BEDROOM TWO: 3.3m x 3.02m (10'10" x 9'11") Upvc double glazed window to front aspect, radiator, coved ceiling, wood flooring.

SHOWER ROOM/WC: 1.78m x 1.68m (5'10" x 5'6") Comprising shower cubicle with splashback walls, vanity unit comprising wash hand basin with extended display surfaces either side with gloss finish cupboards and drawer units under, dual push button flush, ladder towel rail, Upvc double glazed window with patterned glass, recessed ceiling spotlighting.

OUTSIDE: To the front of the property is a decorative stone area of garden. A DRIVEWAY provides off road parking and extends to the side of the property with outside courtesy lighting to the garage. A wooden side gate gives access to the rear garden which is a good size, mainly level, extensively laid to lawn with raised shrub beds, sun terrace, extensive decorative stone garden area, outside cold water tap, lighting and power sockets.

GARAGE: With up and over door, power and light connected.

FLOOR PLAN:



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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