

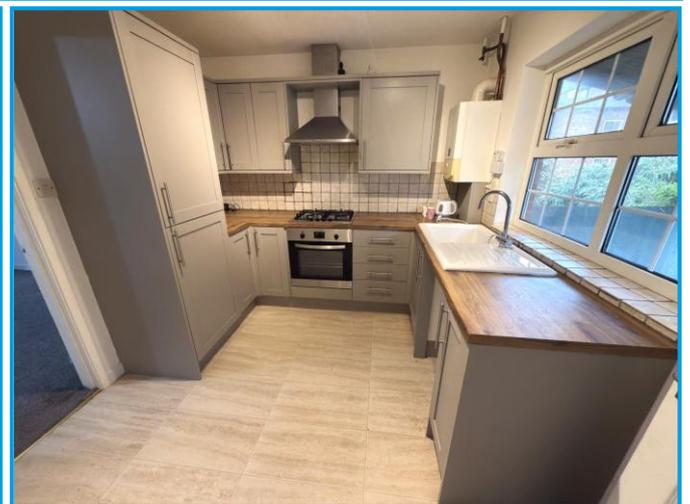
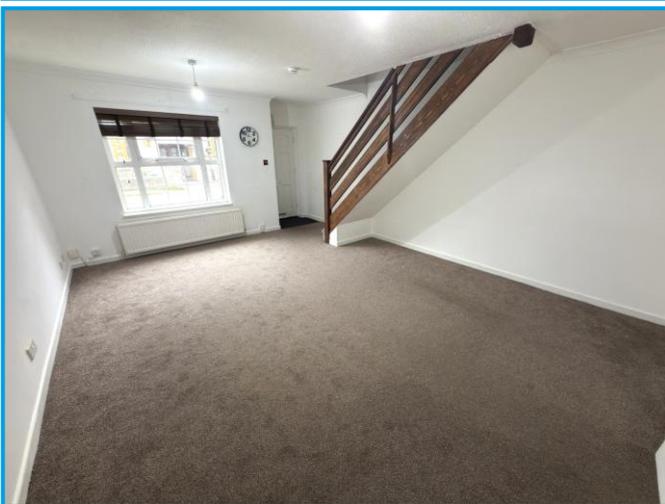
01395 222350

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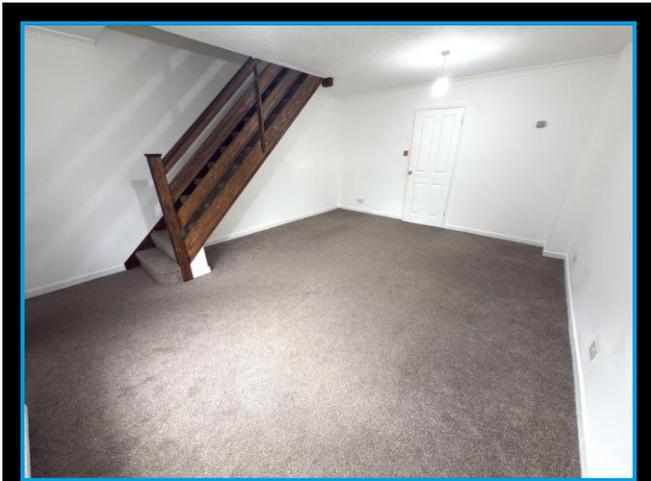
exmouth@linksestateagents.co.uk
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Guide Price £275,000

3 Morton Crescent Mews, Exmouth, EX8 1BT



- Modern House Offered With NO ONWARD CHAIN • Level Walk To Seafront, Marina, Town Centre & Train Station • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living / Dining Room • Kitchen Fitted In Jan 2025, Includes Appliances • 2 Double Bedrooms • Bathroom Including Shower Over Bath • Parking Space, Enclosed Courtyard / Garden



Accommodation

Ground Floor

Step up to hardwood front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

Porch

High level electric trip switch fuse box. Open to:

Living / Dining Room 17'2" (5.23m) x 13'10" (4.22m)

uPVC double glazed window to front. Staircase rising to 1st floor. Radiator. Wall mounted central heating thermostat. Smoke alarm. Door leading to:

Kitchen / Breakfast Room 9'10" (3m) x 8'9" (2.67m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units, fitted in January 2025, with roll edged work surfaces and splash backs. Ceramic single bowl sink with drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated fridge and freezer. Space and plumbing for washing machine. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

Rear Porch

uPVC double glazed external door leading to rear garden. Door leading to:

Cloakroom

Modern fitted white suite of low level WC and wall mounted wash hand basin.

First Floor

Landing

Access to insulated loft space. Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to:

Bedroom 1 13'10" (4.22m) x 10'5" (3.18m)

2 uPVC double glazed windows to rear. Radiator.

Bedroom 2 10'10" (3.3m) x 9'3" (2.82m)

uPVC double glazed window to front. Built - in double wardrobe with hanging rail and cupboard above. Radiator.

Bathroom

White suite of panelled bath with mixer tap / shower attachment, electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Externally

The property enjoys level Gardens with the easy to maintain Front Garden being laid to shingle with outside meter boxes.

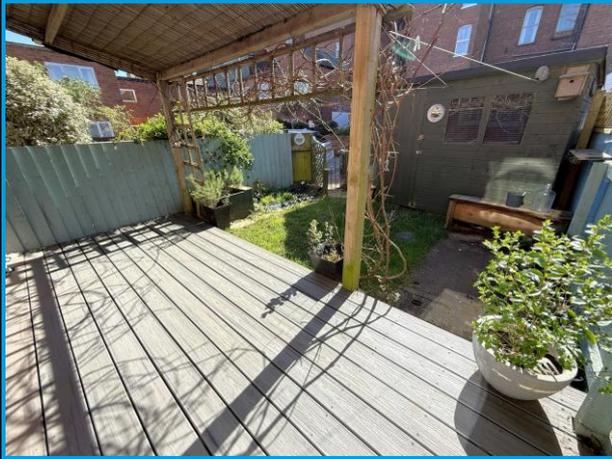
Parking

There is 1 allocated parking space immediately to the front of the property.

Rear Courtyard Garden

The property also enjoys an enclosed and level Rear Garden consisting of a composite decking area immediately adjacent the property, beneath a covered pergola, being an ideal place for outdoor dining and sitting during fine weather. The remainder is then laid to lawn with shrub bed borders and timber panelled fenced boundaries. Outside water tap. Useful, larger than average, timber garden shed. Rear pedestrian access via garden gate.





Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band C

Mortgage Assistance

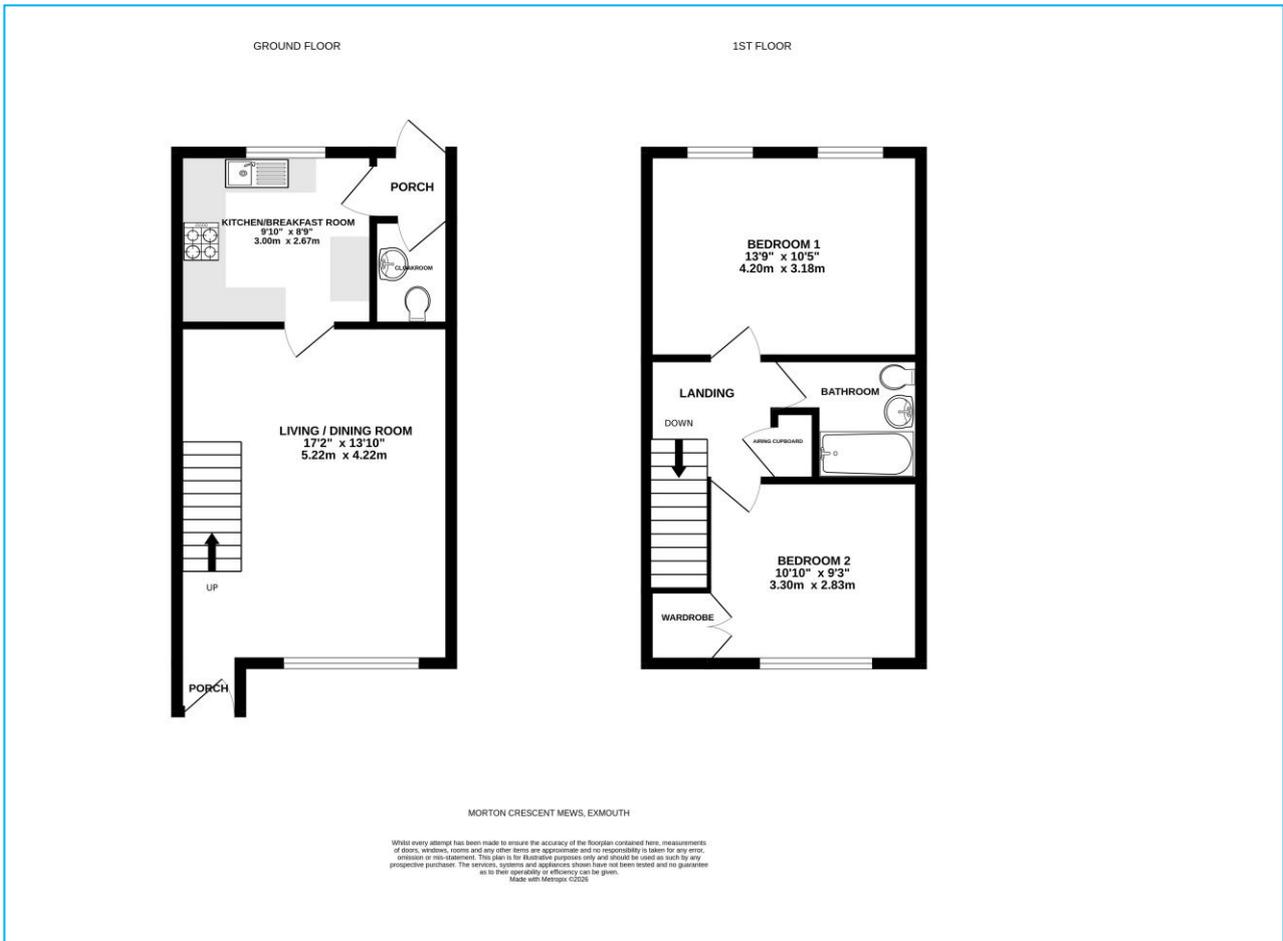
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

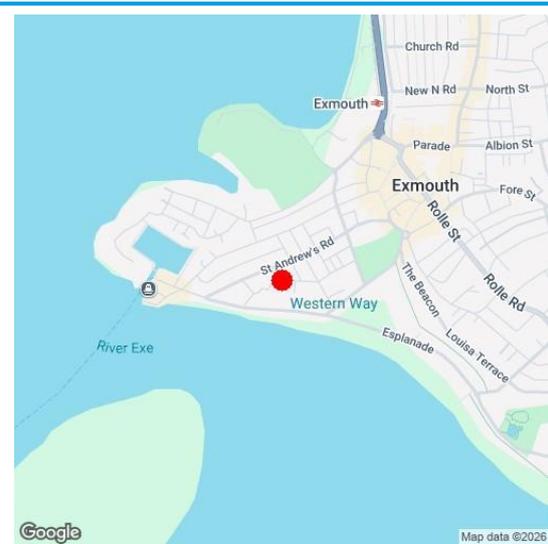
These are draft particulars and are awaiting vendors verification. There is an opportunity to purchase a single garage within the block to the rear of the property.



Directions

From our prominent Town Centre location, on foot, proceed over Rolle Street, up High Street to the roundabout and walk towards Manor Gardens. Proceed alongside Manor Gardens, over the Imperial Road junction and along Alexandra Terrace. Turn right onto Morton Road and first left into Morton Crescent Mews. The property will be found on the left, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
73	78
EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.