



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	77	
(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	

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5 Hillcrest Gardens, Exmouth, EX8 4FE

GUIDE PRICE

£485,000

TENURE Freehold



An Extremely Spacious Four Bedroom Semi Detached House Situated In A Highly Desirable Select Development With Landscaped Gardens, Driveway And Garage

Reception Hall * Attractive Spacious Through Lounge * Quality Kitchen/Dining/Sitting Room * Ground Floor Cloakroom/Wc * Four First Floor Bedrooms – Including The Bedroom With Dressing Room And En-Suite Shower Room/Wc * Family Bathroom Suite * Gas Central Heating * Double Glazed Windows * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Entrance canopy, front door with glazed panel window giving access to:

RECEPTION HALL: Wood-effect flooring, radiator, stairs rising to first floor landing.

GROUND FLOOR CLOAKROOM/WC: 2.03m x 1.27m (6'8" x 4'2") Pedestal wash hand basin with tiled splashback, WC with push button flush, radiator, wood-effect flooring, ceiling extractor fan, radiator.

LOUNGE: 5.94m x 3.43m (19'6" x 11'3") A bright and spacious through room with double glazed window to front aspect, double glazed double doors opening onto the rear garden, feature chimney recess with lighting and tiled hearth, TV point, display lighting in wall recesses, two radiators.

OPEN PLAN SITTING ROOM/DINING/KITCHEN: 8.36m x 3.45m (27'5" x 11'4") Another spacious bright room with uPVC double glazed windows to front and rear aspects, tiled flooring throughout. **KITCHEN:** The kitchen area is fitted with a range of quartz worktops with inset sink unit with integrated drainer and tiled splashback surrounds, cupboards, drawer units, integrated dishwasher beneath worktops. Wall mounted cupboards with concealed lighting beneath, four ring induction hob with stainless steel chimney style extractor hood over, built-in double oven with cupboards above and below, integrated fridge and freezer, pull-out larder style cupboard, recessed ceiling spotlighting, ceiling extractor fan. **DINING/FAMILY ROOM:** Two radiators, fitted quality wall units, TV point.

UTILITY ROOM: 2.31m x 1.88m (7'7" x 6'2") Quartz worktop in tiled surrounds, with inset one and a half bowl sink unit, cupboards, plumbing for automatic washing machine, space for tumble dryer beneath, wall-mounted Baxi boiler for hot water and central heating, radiator, electric consumer unit, door to good size understairs storage cupboard, extractor fan, tiled flooring, part glazed door giving access to the rear garden.

FIRST FLOOR: Impressive galleried landing with uPVC double glazed window to front aspect, radiator, access to roof space, airing cupboard housing water cylinder and slatted shelf.

MAIN BEDROOM SUITE/DRESSING AREA: 3.96m x 1.78m (13'0" x 5'10") maximum Door to en-suite shower room/wc and opening to:

BEROOM 1: 3.02m x 3.02m (9'11" x 9'11") TV point, radiator, uPVC double glazed window to rear aspect.

EN-SUITE SHOWER ROOM/WC: 2.59m x 1.5m (8'6" x 4'11") Fitted with a double width tiled shower cubicle with sliding shower splash screen door, shower unit, recessed ceiling spotlighting, pedestal wash hand basin, WC with push button flush, extensively tiled walls, fitted mirror over sink unit with integrated light, radiator, ceiling extractor fan.

BEDROOM 2: 3.23m x 3.02m (10'7" x 9'11") excluding doorway recess. Radiator, uPVC double glazed window to rear aspect.

BEDROOM 3: 3.76m x 2.79m (12'4" x 9'2") maximum overall measurement. Radiator, uPVC double glazed window to front aspect enjoying a pleasant outlook to the communal green.

BEDROOM 4: 2.54m x 2.21m (8'4" x 7'3") Radiator, uPVC double glazed window to front aspect with outlook over the communal green.

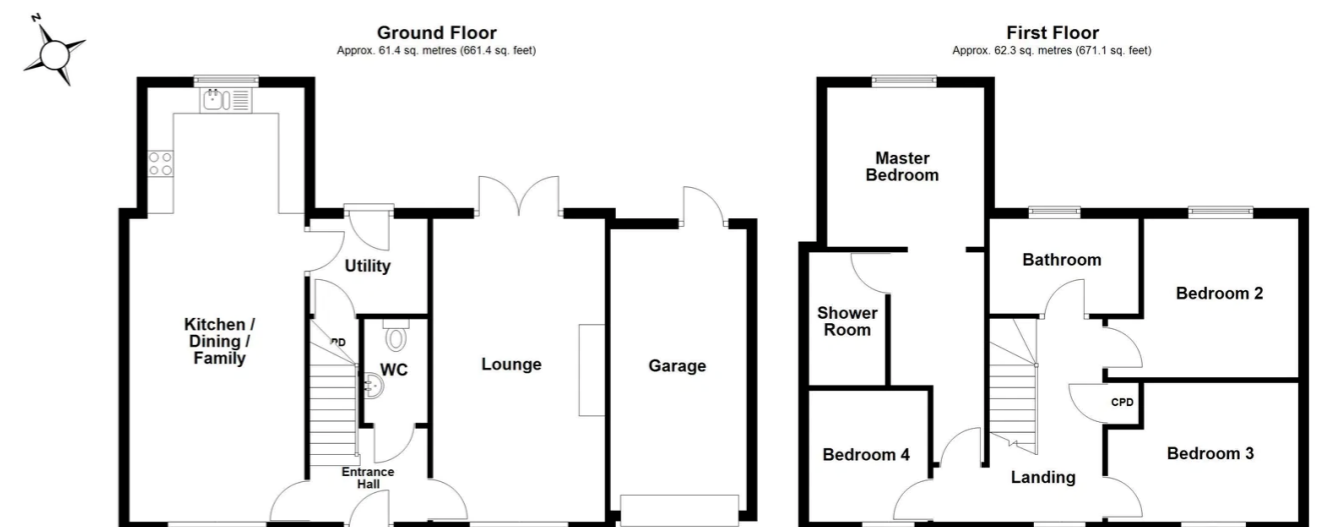
MAIN BATHROOM/WC: 2.72m x 1.98m (8'11" x 6'6") Comprising of bath with curved shower splash screen and shower unit over, pedestal wash hand basin, WC with push button flush, attractive tiling to splash prone areas, radiator, extractor fan, uPVC double glazed window with patterned glass.

OUTSIDE: The property commands an impressive position within this sought-after development. There is a decorative stone front garden, adjoining garage with driveway parking to one side. The property also enjoys an extensive area of well tended lawned side garden with numerous bushes, flowers and shrub beds. From the drive a side gate with trellis over gives access to the rear garden. The rear garden is beautifully landscaped and planned with ease of maintenance in mind comprising of patio sun terrace areas with pergola over the patio sun terrace with outside lighting providing a lovely area for outside entertaining, raised decorative stone garden areas, outside cold water tap, outside power supply.

GARAGE: 5.94m x 3.18m (19'6" x 10'5") Electric up and over door, double glazed door giving direct access to the rear garden, power and light connected.

AGENTS NOTE: There is an annual Management/Service charge for maintenance of approximately £180, which is for the communal areas within the development.

FLOOR PLAN:



Total area: approx. 123.8 sq. metres (1332.5 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 epsolutions.co.uk
Plan produced using PlanIt3D.

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