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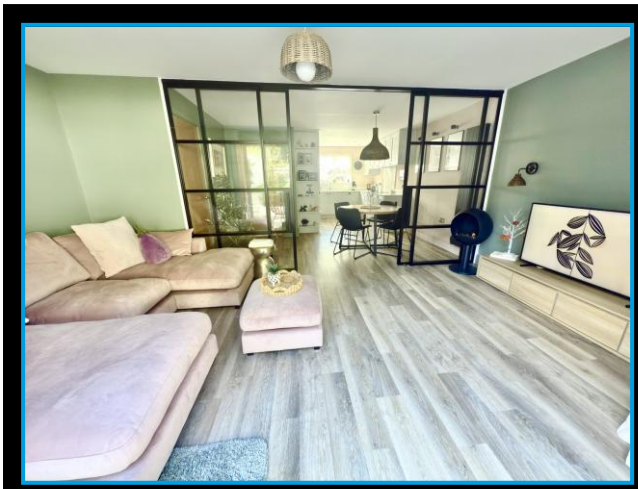
Guide Price £415,000
46 Fieldfare Crescent, Exmouth, EX8 5FQ







• Immaculate Semi Detached Townhouse Within Goodmores Development • Completed In December 2024 • Gas Central Heating & Double Glazing • Ground Floor: Cloakroom, Kitchen / Dining Room • Bespoke Dividing Doors To Living Area • First Floor: 3 Bedrooms & Family Bathroom • Second Floor: Master Bedroom With En-Suite & Walk-in wardrobe • Garage, Driveway, EV Charging Point, Landscaped Rear Garden









Accommodation

Ground Floor

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

Entrance Hall
Staircase rising to first floor. Wood panelling to one wall. Karndean flooring. Smoke alarm. Inset ceiling lights. Doors leading to kitchen/dining room and:

Cloakroom
White suite of concealed cistern WC and wall mounted wash hand basin. Tiling to dado height. Radiator. Extractor fan. Inset ceiling lights. Karndean flooring.

Kitchen / Dining Room 17'9" (5.41m) Max x 13'5" (4.09m)
Window to front. Good range of cupboard and drawer storage units with Granite work surfaces and matching up stands. Inset stainless steel one and a half bowl sink with worktop drainer and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill opposite. Integrated dishwasher, fridge and freezer. Concealed gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Karndean flooring. Inset ceiling lights. Bespoke sliding doors leading to living room and door leading to:

Utility Cupboard
Storage cupboards with worktop. Space and plumbing for washing machine. Wall mounted electric trip switch fuse box. Karndean flooring.

Living Room 16'10" (5.13m) x 8'10" (2.69m)
UPVC double glazed bi - fold doors leading to the rear garden. Radiator. Karndean flooring.

First Floor

Landing
Staircase rising to second floor. Radiator. Smoke alarm. Inset ceiling lights. Wall mounted central heating thermostat. Airing cupboard housing the Mega flow hot water tank with slatted shelving. Doors leading to 3 bedrooms and Family bathroom.

Bedroom 2 14'0" (4.27m) Into Recess x 9'6" (2.9m)
Window to rear gaining views of neighbouring Parkland. Radiator.

Bedroom 3 12'4" (3.76m) Into Recess x 9'6" (2.9m)
Window to front. Radiator.

Bedroom 4 9'4" (2.84m) Into Recess x 6'11" (2.11m)
Window to rear gaining views of neighbouring Parkland. Radiator.

Bathroom
Obscure glazed window to front. White suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Tiled flooring. Extractor fan. Inset ceiling lights.

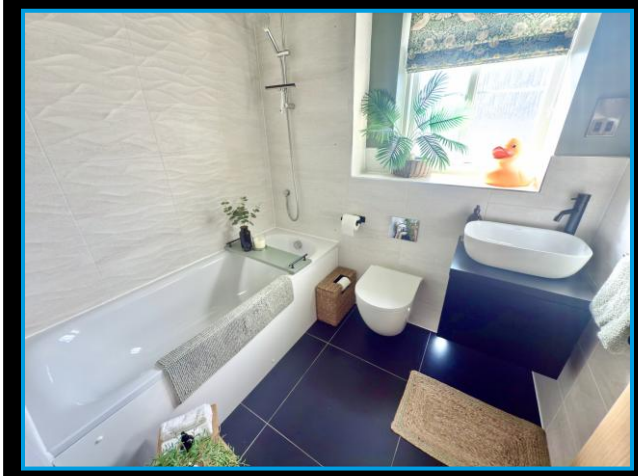
Second Floor

Landing
Smoke alarm. Useful walk - in under eaves storage cupboard. Door leading to:

Bedroom 1 13'2" (4.01m) x 10'5" (3.18m)
2 double glazed skylight windows to rear. Radiator. Door leading to en - suite shower room and double doors leading to:









Walk - in Wardrobe 7'6" (2.29m) x 5'10" (1.78m)
Fitted shelving and hanging rail.

En - Suite
Obscure glazed window to front. White suite of double shower cubicle with thermostatically controlled shower unit splash screen door and tiling to ceiling height. Concealed cistern WC. Wall mounted wash hand basin. Heated towel rail. Tiled flooring. Tiled walls to dado height. Shaver socket. Extractor fan. Inset ceiling lights.

Externally
The open plan Front Garden is laid to lawn with shrub bed borders. Outside meter boxes. EV charging point. A driveway to side of the property provides off road parking for 2 motor vehicles and leads to:

Garage 19'11" (6.07m) x 9'11" (3.02m)
Up and over door to front. Half obscure uPVC double glazed external door to side leading to rear garden. Power and light connected. Under eaves storage space.

Rear Garden
The Property enjoys a rear garden which borders onto neighbouring Parkland providing a lovely space for viewing scenery and wildlife. The enclosed garden has a good sized patio area immediately adjacent to the property, ideal for outdoor dining and sitting during the fine weather with a raised shrub bed providing year round interest and colour. Steps then lead up to remainder of the garden which is laid to lawn. Timber panel fenced boundaries. Outside water tap. Outside lighting. Front pedestrian access via garage.

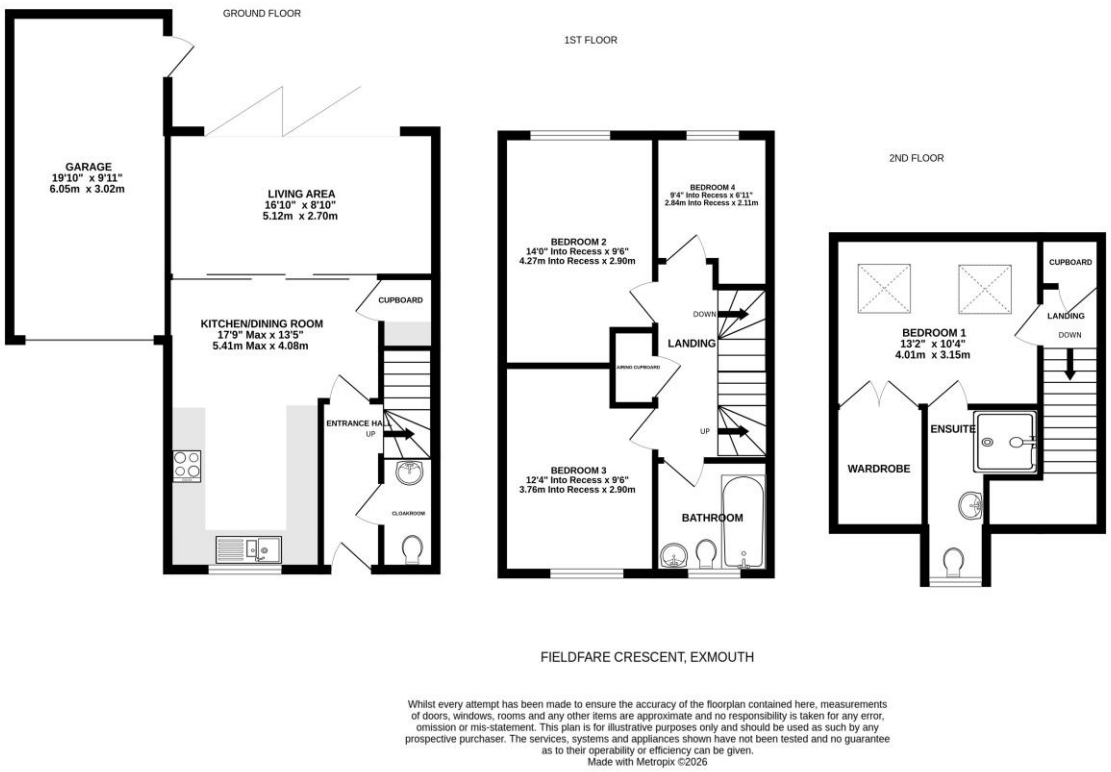
Tenure
The property is FREEHOLD

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

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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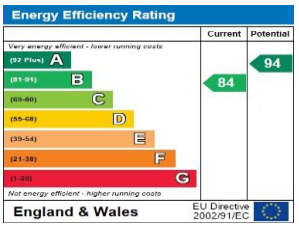


FIELDFARE CRESCENT, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right onto Dinan Way. Take the second left into Goodmores, bear left and then turn right into Fieldfare Crescent. The property will be found on the left hand side.





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 guidline 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.