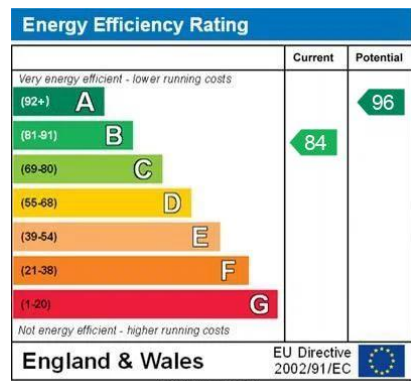




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

22 Taylor Crescent, Exmouth, EX8 2FT

GUIDE PRICE
£340,000
TENURE Freehold



**A Beautifully Presented Three Bedroom End Of Terraced House
Enjoying An Envious Location on A Highly Desirable Development With
Two Parking Spaces And Attractive Enclosed Rear Garden.**

Reception Hall * Lounge/Dining Room * Stylish Well Equipped Kitchen * Three Good Size
First Floor Bedrooms * En-Suite Shower Room/WC * Family Bathroom Suite * Double
Glazed Windows And Gas Central Heating * Viewing Strongly Recommended

22 Taylor Crescent, Exmouth, EX8 2FT

Pennys are delighted to offer for sale this superb home enjoying a wonderful position within the highly desirable Plumb Park development. Built to the popular 'Seaton' design the property has approximately four years remaining of the NHBC warranty and is found in excellent order enjoying an attractive treelined outlook to the front aspect. This popular design boasts three good size first floor bedrooms, en-suite shower room/WC and family bathroom suite. Downstairs there is a well equipped kitchen, good size lounge/dining room, enclosed rear garden and two parking spaces.

THE ACCOMMODATION COMPRISES: Entrance canopy with outside light; composite front door to:

RECEPTION HALL: A fine entrance to the property with wood effect flooring; cupboard housing meters; staircase rising to first floor landing.

GROUND FLOOR CLOAKROOM/WC: 2.06m x 1.02m (6'9" x 3'4") Pedestal wash hand basin with mixer tap and splash back; WC with push button flush; radiator; wood effect flooring; ceiling extractor fan.

LOUNGE/DINING ROOM: 4.72m x 3.71m (15'6" x 12'2") A most attractive room with wood effect flooring; radiator; television point; access to good size understairs storage cupboard; double glazed double doors with windows to either side overlooking and giving access on to the rear garden.

KITCHEN/BREAKFAST ROOM: 3.43m x 3.12m (11'3" x 10'3") maximum measurement. A stylish kitchen with range of working surfaces with matching upstands with a range of base and drawer units, integrated white goods to include dishwasher, automatic washing machine fridge and freezer; matching wall mounted cupboards with one housing gas boiler for hot water and central heating; one and a half bowl single drainer sink unit with mixer tap; built in ceramic hob with glass splashback and stainless steel chimney style extractor hood over with light; built in oven below; ceiling extractor fan; wood effect flooring; double glazed windows to front aspect enjoying attractive tree-lined woodland outlook.

FIRST FLOOR LANDING: Access to roof space ; radiator.

BEDROOM ONE: 3.48m x 2.95m (11'5" into doorway recess x 9'8") Wardrobe housed in wall recess; radiator; double glazed windows overlooking the front aspect enjoying attractive treelined outlook.

EN-SUITE SHOWER ROOM/WC: 1.73m x 1.68m (5'8" x 5'6") Shower cubicle with sliding shower splash screen doors; tiled cubicle and electric shower unit; pedestal wash hand basin with matching tiled splashback; WC with push button flush; chrome heated towel rail; wood effect flooring; double glazed window with patterned glass with matching tiled window sill; shaver socket; extractor fan.

BEDROOM TWO: 3.3m x 2.64m (10'10" x 8'8") Radiator; double glazed window to rear aspect.

BEDROOM THREE: 3.76m x 2.01m (12'4" x 6'7") A good size third bedroom with built-in wardrobe; radiator; double glazed window to rear aspect.

BATHROOM/WC: 1.7m x 2.03m (5'7" x 6'8") Comprising bath with shower attachment; shower splash screen with tiling to splash prone areas; pedestal wash hand basin with matching tiled splashback; fitted mirror fronted medicine cabinet with integrated light; WC with push button flush; chrome heated towel rail; recessed ceiling spotlighting.

OUTSIDE: To the front of the property there are two allocated parking spaces. There is an attractive front garden with decorative stone and patio pathway giving access to the property. A side gate gives access through to the rear garden which is a lovely feature of the property comprising of patio and decorative stone garden area ideal for outside entertaining, lawned garden and storage shed. There is an outside cold water tap.

AGENTS NOTE: There is an Estate Management Service Charge of circa £300 per annum.

COUNCIL TAX BAND: D

THE SEATON

The Seaton is a 3 bedroom home providing all you need for modern living. On the ground floor you will find the kitchen/breakfast area, guest cloakroom, and living room/dining area, with French doors leading to the rear garden. The first floor landing leads to the en suite master bedroom, a further double bedroom and a single bedroom. The family bathroom completes this lovely home.

Ground Floor



First Floor



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.