



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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8 Taylor Crescent, Exmouth, EX8 2FT

GUIDE PRICE
£725,000
TENURE Freehold



A Most Impressive Detached Residence Enjoying An Envidable Location Within The Highly Desirable Plumb Park Development, With Beautifully Landscaped Rear Garden, Double Width Drive And Double Garage

Immaculately Presented And Boasting Upgrades * Spacious Accommodation * Superb Through Kitchen/Dining Room * Lounge * Study/Family Room * Utility Room/Wc Four Good Size First Floor Double Bedrooms * Main Bedroom Suite With Stylish En-Shower Room/Wc * Family Bathroom Suite * Approximately Three Years Remaining On NHBC Warranty * Stunning Position * Viewing Highly Recommended

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Pennys are delighted to offer for sale this stunning detached residence built to the sought-after 'Dorchester' design, which offers extremely spacious living accommodation, fully double glazed windows, double width drive and large double garage. Since the property was built in 2019 the property has been meticulously upgraded creating a stylish and impressive living space with a stunning landscaped rear garden. Enjoying an enviable location on this highly desirable development, the property enjoys an open outlook to the right and viewing is strongly recommended of this high quality home.

THE ACCOMMODATION COMPRISES: Entrance porch, outside light, composite front door giving access to:

RECEPTION HALL: A fine entrance to the property with tiled flooring, antique style radiator, cupboard housing meters, stairs rising to first floor landing.

UTILITY/GROUND FLOOR CLOAKROOM/WC: Fitted with quartz worktops with matching upstands, inset sink unit with integrated drainer, cupboards, drawer units and integrated washing machine beneath worktops; matching wall mounted cupboards, WC with push button flush, tiled flooring, chrome heated towel rail, recessed ceiling led spotlighting and ceiling extractor fan.

LOUNGE: A most attractive room with media wall, providing recess space for TV and living flame coal-effect fire, access to under stair storage cupboard with light, two antique style radiators, double glazed double doors with picture windows to either side, giving access to the rear garden.

KITCHEN/DINING AREA: (also accessed from the reception hall) in dining area. An extremely spacious through room with tiled flooring throughout. **KITCHEN:** A high quality and stylish kitchen fitted with quartz worktops with upstands, cupboards and drawer units beneath working surfaces with plinth lighting, wall mounted cupboards, concealed lighting beneath – one housing the gas boiler for hot water and central heating; inset one and half bowl sink unit with integrated drainer, induction hob with glass splashback, stainless steel chimney style extractor hood over with light, double oven with cupboards above and below, integrated fridge and freezer, antique style radiator, recessed ceiling led spotlighting, ceiling extractor fan. **DINING AREA:** Antique style radiator, ceiling downlighters over dining area, double glazed double doors with picture windows to either side, opening onto the rear garden.

STUDY/FAMILY ROOM: Double glazed square bay window overlooking the front aspect, two antique style radiators, recessed ceiling led spotlighting.

FIRST FLOOR LANDING: Access to roof space, antique style radiator, linen cupboard housing water cylinder with slatted shelving.

BEDROOM 1: Double glazed square bay window overlooking the front aspect. A superb and spacious main bedroom suite with bespoke design built-in floor to ceiling wardrobes, clothes rail and shelving, antique style radiator, recessed ceiling spotlighting access to to fully boarded loft space via large loft hatch and loft ladder.

EN-SUITE SHOWER ROOM/WC: A stylish suite comprising of double width shower tray with sliding splash screen doors, shower unit with fixed rainfall shower head hose, detachable shower head hose, pedestal wash hand basin, fitted mirror with light and demister over, WC with push button flush, chrome heated towel rail, tiled flooring, beautifully extensively tiled walls, ceiling extractor fan, mirror fronted medicine cabinet.

BEDROOM 2: Built-in bespoke design floor to ceiling wardrobes with clothes rail and shelf, antique style radiator, double glazed window to front aspect.

BEDROOM 3: Bespoke design floor to ceiling wardrobes with clothes and shelf, antique style radiator, double glazed window to rear aspect enjoying a lovely tree lined outlook.

BEDROOM 4: Another great size bedroom with built-in bespoke floor to ceiling wardrobe with clothes rail and shelf, antique style radiator, double glazed window to rear aspect, enjoying a lovely tree lined outlook.

BATHROOM/WC: Stylish suite comprising bath, shower cubicle with splash screen door, shower unit, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, attractive extensively tiled walls, tiled flooring, ceiling spotlighting, mirror fronted cabinet, shaver socket, double glazed with patterned glass.

OUTSIDE: Enjoying an enviable position in this highly desirable development, the property has a lawned area of front garden with patio and pathways giving access to the property and to the rear garden via wooden gate with outside light and cold water tap. There is a double width driveway leading to DOUBLE GARAGE. The rear garden is a wonderful feature of the property being beautifully landscaped, not overlooked and boasting a high degree of privacy and seclusion and enjoying a sunny southerly aspect. There is a good size patio sun terrace, ideal for outside entertaining with outside lighting, lawned area of garden, edged with well stocked and colourful flower and shrub beds. To the rear of the double garage is a raised productive vegetable plot surrounded patio stones and decorative stone chippings. Security lighting.

DOUBLE GARAGE: Two wooden up and over doors, power and light connected, door giving direct access into the rear garden.

SEPARATE FLOOR PLAN:

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.