

Elmfield Crescent, Exmouth, Devon

Offers in excess of: £400,000

fulfords
ESTABLISHED 1863















Situated on the highly sought-after Elmfield Crescent, this beautifully renovated 2/3-bedroom bungalow has been tastefully improved by the current owners, combining modern comfort with stylish, well-considered finishes throughout.

The property enjoys excellent kerb appeal, with a beautifully maintained frontage and an attractive resin driveway providing widened off-road parking for multiple vehicles. The driveway leads to the detached garage, which has been carefully restored and offers useful additional storage or workshop potential.

Upon entering the home, the hallway provides access to the principal living spaces. To the right is the generous living room, featuring a characterful fireplace with tiled hearth and patio doors opening directly onto the stunning south-facing rear garden, creating a wonderful sense of light and indoor-outdoor flow.

Opposite the living room is the main bedroom, a comfortable double room benefitting from dual-aspect windows, allowing plenty of natural light to flood in. The room also enjoys the added benefit of triple-glazed windows for enhanced comfort and efficiency.

Continuing along the hallway is the modern shower room, fitted with a walk-in shower, wash basin and WC, finished in a bright and contemporary style.

The kitchen truly is the heart of the home, having been extended to create a superb open-plan space for both cooking and dining. The thoughtful extension features a lantern roof with electric blinds, flooding the room with natural light, while sliding doors provide further access to the rear garden. The kitchen offers excellent worktop space, a useful larder cupboard and ample storage, making it ideal for everyday living and entertaining.

Accessed via the kitchen is a separate cloakroom, fitted with a WC, wash basin and a useful storage cupboard, adding further practicality to the home.

The second bedroom, located on the ground floor, is a generously sized room benefitting from triple glazing.

Accessed via a staircase from the second bedroom is a further room, currently used as a guest bedroom. This space comfortably accommodates a double bed and bedside cabinets and is flooded with natural light from two Velux-style windows.

The room also benefits from three access panels leading to the well-insulated loft space, which is currently used for additional storage.

Outside, the south-facing rear garden is a real highlight — beautifully maintained and perfect for enjoying the sunshine, entertaining guests, or simply relaxing in a private and peaceful setting.

Overall, this is a beautifully presented bungalow that has been thoughtfully updated throughout, offering stylish and comfortable accommodation in a highly desirable location.



Total floor area 94.7 m² (1,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fulfords
ESTABLISHED 1863







Council Tax Band: **D**

Tenure: **Freehold**

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.

Viewing by appointment

T: 01395 273757
E: exmouth@fulfords.co.uk
26 Rolle Street, Exmouth, Devon, EX8 1NJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Fulfords is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: EXM_EXM260215_R6PL_8