



£730,000

5 Taylor Crescent, Exmouth, EX8 2FT





Superbly presented five-bedroom detached family house offering over 2100 sq ft of accommodation with views over adjoining fields and coastline and being the largest design of its type on this sought-after development.

- **Impressive open-plan kitchen/family/dining room with bi-fold doors to garden**
- **Fitted kitchen with granite worktops and integrated appliances**
- **Dual-aspect sitting room**
- **Cloakroom / utility**
- **Versatile study / bedroom 5 on the ground floor**
- **4 Double first floor bedrooms**
- **Spacious principal bedroom with walk-in wardrobe and en-suite**
- **Second bedroom with en-suite and private balcony enjoying coastal views**
- **Family bathroom**
- **Landscaped front & rear gardens**
- **Double garage with battery from solar panels**
- **Driveway parking for two cars**
- **Quiet location with views over fields towards Foxholes and along the coastline towards Dawlish**

DESCRIPTION: Beautifully presented and occupying a prime position on a quiet road, this impressive five-bedroom detached home is the largest design of its type on the development, enjoying far-reaching views over open fields towards Foxholes and along the coastline towards Dawlish.

Finished to a high standard throughout, the property offers spacious and versatile accommodation ideally suited to modern family living, with a particular highlight being the open-

plan kitchen/family/dining room extending over 26 feet in length. This bright and sociable space features sleek gloss-fronted units, granite worktops, integrated appliances, and bi-fold doors opening directly onto the landscaped rear garden.

The ground floor also benefits from a separate dual-aspect sitting room, providing a more private retreat, alongside a useful study or fifth bedroom, ideal for home working or guest accommodation. A well-appointed utility/cloakroom completes the ground floor.

Upstairs, the property continues to impress with four generously sized bedrooms. The principal bedroom suite is especially spacious, featuring a walk-in wardrobe, additional storage, and a stylish en-suite shower room, while enjoying elevated views towards the sea. Bedroom two also benefits from its own en-suite and direct access onto a private balcony, offering a wonderful spot to take in the surrounding views. Two further bedrooms are served by a modern family bathroom.

Externally, the property has been thoughtfully landscaped by the current owners to create attractive, low-maintenance outdoor spaces. The rear garden offers a large porcelain-paved patio, an area of lawn, and well-stocked borders, all enclosed to provide a good degree of privacy. To the front, there is a private driveway providing parking for two vehicles, leading to a substantial double garage with power and lighting with wall mounted battery from solar panels and door to the garden.

This superb home really must be seen to be appreciated.

SITUATION: The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Covered entrance door with an opaque double glazed panel to the...

RECEPTION HALLWAY. Two opaque double glazed panels to the front to either side of the front door. Tiled floor. Radiator. Stairs lead up to the first floor. Doors lead off to...

UTILITY / CLOAKROOM 7' 7" (2.31m) x 5' 3" (1.60m): Low level WC. Radiator. Tiled floor. Granite worktop surfaces with matching upstands with an under-counter stainless steel sink with mixer tap and grooved granite drainer. Cupboards under, one housing the washing machine. Downlighters. Extractor fan. PIR lighting.

KITCHEN / FAMILY / DINING ROOM 26' 2" (7.98m) x 12' (3.66m): Large bright spacious room with double glazed window and double glazed bi-fold doors to the rear leading out onto the garden. The **KITCHEN AREA** has granite worktop surfaces with matching upstands. Under-counter stainless steel sink with grooved drainer and mixer tap. Inset Zanussi four plate ceramic hob. Gloss fronted cupboards and drawers under with integrated dishwasher and fridge freezer. Built-in Zanussi double oven. Matching wall mounted cupboards with underlighting. Stainless steel cooker hood with underlighting. Downlighters. Tiled flooring throughout. The **DINING/FAMILY AREA** has a built-in understairs cupboard. Tiled flooring continuing from the kitchen. Opening through to the...

SITTING ROOM 15' (4.57m) x 11' (3.35m): Double glazed window to the front and to the side. Radiator.

STUDY / BEDROOM 5' 7" (2.31m) x 7' 5" (2.26m): Double glazed window to the front and to the side. Tiled flooring. Built-in double storage wardrobe.

FIRST FLOOR

LANDING. Radiator. Hatch to roof. Built-in airing cupboard housing the pressurised hot water cylinder and some shelving. Doors to...

BEDROOM 1 19' 4" (5.89m) x 14' 10" (4.52m): Two double glazed windows to front with two step up from the bedroom area taking in views towards Foxholes and out to sea towards Dawlish. Walk-in quadruple wardrobe with sliding doors and velux window. A large walk-in storage cupboard. Radiator. Door to...

EN-SUITE 8' 10" (2.69m) x 4' 8" (1.42m): Oversized shower cubicle with built-in shower and sliding glass screen. Wash hand basin with mixer tap and tiled surround and cupboards under. Low level WC. Double glazed Velux window. Chrome rung radiator. Mirrored medicine cabinet which is heated and back-lit. Extractor fan. Downlighters.

BEDROOM 2 18' 1" (5.51m) x 13' 8" (4.17m): Double glazed window to the front and to the side. Radiator. Double glazed double doors leading out onto the **BALCONY** 6' 7" (2.01m) x 5' (1.52m): Composite decking with high raised power-coated rail, again with views up towards Foxholes and out to sea towards Dawlish. Door to...

EN-SUITE 7' 8" (2.34m) x 7' 5" (2.26m): Oversized shower cubicle with built-in shower in full tiled surround with glass screen. Low level WC. Pedestal wash hand basin with mixer tap. Walls in half height tiled surround. Downlighters. Extractor fan. Opaque double glazed window to front. Chrome rung radiator.

BEDROOM 3 13' 3" (4.04m) x 11' 6" (3.51m): Double glazed window to rear. Radiator.

BEDROOM 4 14' 3" (4.34m) x 9' 11" (3.02m): Double glazed window to rear. Radiator.

FAMILY BATHROOM 7' 8" (2.34m) x 6' 3" (1.91m): Panelled bath in full tiled surround with built-in mixer shower tap and glass screen with folding petition. Pedestal wash hand basin with mixer tap. Low level WC. Walls in half height tiled surround. Chrome rung radiator. Mirrored medicine cabinet with backlighting. Downlighters. Extractor fan.



OUTSIDE: The property is approached via its own private driveway comfortably providing **PARKING FOR TWO CARS**. The front garden has been landscaped by the present owners to provide low maintenance with a hedge enclosure. There is access around the side of the property to the...

REAR GARDEN which has again been landscaped by the present owners to now provide a large porcelain paved patio, a pleasant area of lawned garden bordered by maturing plants and colourful shrubs. A pathway winds through the garden leading to a **GARDEN SHED** in the corner. The garden is enclosed by fencing and attractive trellising, offering a good degree of privacy while also allowing climbing plants to flourish. There are also two outside taps.

GARAGE 19' 6" (5.94m) x 19' 6" (5.94m): Two up and over doors, power and light. The garage floor has been levelled and painted. There is also a door from the garden into the garage. Wall mounted battery from solar panels.

WHAT3WORDS: ///monks.shorts.simply

DIRECTIONS: Follow the A376 to Exmouth town centre. At the roundabout by the train station and M&S take the first exit and at the next roundabout take the second exit onto Rolle Street. Follow the road to the top of the hill and at the roundabout take the second exit onto Douglas Avenue. Continue along this road and towards the top you will see Buckingham Close on your right hand side, turn here and at the end of the road turn right into Plumb Park Avenue and Taylor Crescent can be found off of here on the right hand side.

TENURE: Freehold

COUNCIL TAX BAND: F - £3722.73

GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.

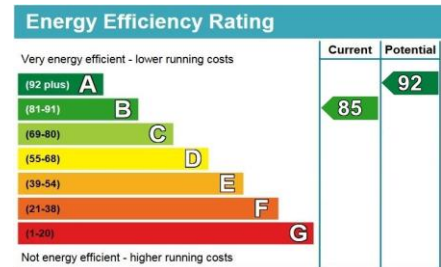


1ST FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA: 2143 sq.ft. (199.1 sq.m.) approx.

While 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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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

