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41 Brittany Road, Exmouth, EX8 5SG

GUIDE PRICE  
**£280,000**  
TENURE Freehold



**A Three Bedroom House Located In A Favoured And Convenient Location Offered For Sale With No Ongoing Chain**

Entrance Hall \* Lounge \* Dining Room \* Kitchen \* Three Bedrooms  
Bathroom/Wc \* Gas Central Heating Via Modern Boiler \* Upvc Double Glazed  
Windows \* Block Paved Driveway \* Enclosed Sunny Aspect Rear Garden  
Super Family Home

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**THE ACCOMMODATION COMPRISES:** Entrance Canopy with uPVC front door with patterned fan light inset to:

**ENTRANCE HALL:** Radiator, telephone point, stairs to first floor landing.

**LOUNGE:** 4.67m x 4.42m (15'4" x 14'6") Into useful understairs recess. Fire surround, TV point, radiator uPVC double glazed window to front aspect, archway to:

**DINING ROOM:** 3.12m x 2.64m (10'3" x 8'8") Radiator, sliding double glazed patio door to rear garden, opening to:

**KITCHEN:** 3.25m x 1.85m (10'8" x 6'1") Fitted with patterned worktops with tiled surrounds, cupboards, drawer units and plumbing for automatic washing machine beneath, inset single drainer sink unit, eye level cupboards, Vaillant gas boiler for hot water and central heating, electric cooker point, space for fridge/freezer, tiled flooring, uPVC double glazed window overlooking the rear garden.

**FIRST FLOOR LANDING:** Access to roof space, airing cupboard housing water cylinder and slatted shelving.

**BEDROOM 1:** 3.61m x 3.58m (11'10" x 11'9") into doorway recess. Built-in double wardrobe with sliding doors, further cupboard over stairwell recess, radiator, uPVC double glazed window to front aspect.

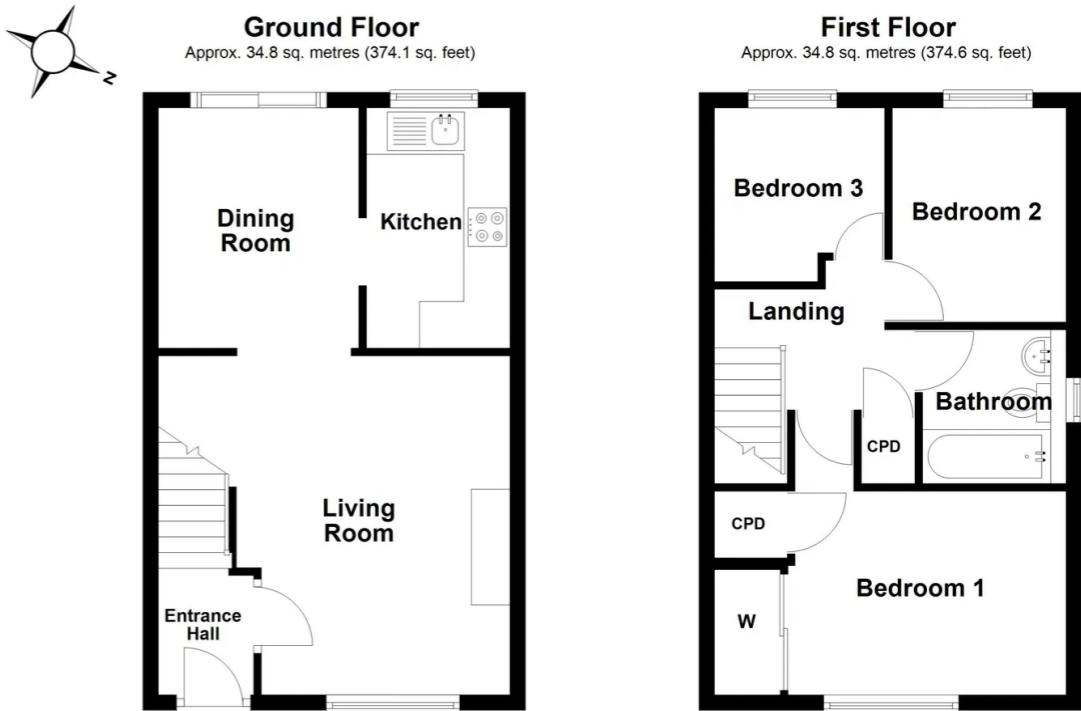
**BEDROOM 2:** 2.79m x 2.24m (9'2" x 7'4") Radiator, uPVC double glazed window to rear aspect.

**BEDROOM 3:** 2.29m x 2.21m (7'6" x 7'3") Radiator, uPVC double glazed window to rear aspect.

**BATHROOM/WC:** 2.01m x 1.91m (6'7" x 6'3") Bath with Mira shower, shower splash screen, pedestal wash hand basin, WC, tiling to splash prone area, wall mounted cupboards, ceiling extractor fan, radiator, uPVC double glazed window with patterned glass.

**OUTSIDE:** Block paved driveway providing parking for two cars, lawned areas of front garden with shrub beds. Pedestrian side gate and pathway giving access to the rear garden which enjoys a sunny Southerly aspect, fully enclosed with patio, lawn garden with flower and shrub beds, two timber sheds, outside cold water tap.

**FLOOR PLAN:**



Total area: approx. 69.6 sq. metres (748.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk Plan produced using PlanUp.

**41 Brittany Road, EXMOUTH**