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**LINKS**  
ESTATE AGENTS

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**Offers in Excess of £300,000**  
**42 Bradham Lane, Exmouth, EX8 4AW**



- Semi Detached House For Modernisation
- Gas Central Heating & Double Glazing
- 2 Reception Rooms, Kitchen
- 3 First Floor Bedrooms
- Ground Floor WC, First Floor Bathroom & WC
- Garage & Driveway
- Good Sized Rear Garden
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

#### Entrance Porch

Hardwood front entrance door leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Picture rail. Doors leading to:

#### Sitting Room 12'10" (3.91m) Into Bay x 10'5" (3.18m)

Walk - in uPVC double glazed bay window to front. Tiled fireplace feature with gas fire. Radiator. Picture rail.

#### Dining Room 13'7" (4.14m) x 11'2" (3.4m)

uPVC double glazed window to rear. Tiled fireplace feature with gas fire. Radiator. Picture rail.

#### Kitchen 9'0" (2.74m) x 6'5" (1.96m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit. Gas cooker point. Useful under stairs storage cupboard. Personal door leading to garage.

### First Floor

#### Landing

Obscure uPVC double glazed window to side. Access to loft storage space via trap door with ladder. Smoke alarm. Picture rail. Doors leading to:

#### Bedroom 1 13'7" (4.14m) x 10'3" (3.12m)

uPVC double glazed window to rear. Radiator. Picture rail.

#### Bedroom 2 13'10" (4.22m) Into Bay x 10'5" (3.18m)

Walk - in uPVC double glazed bay window to front. Radiator. Picture rail.

#### Bedroom 3 6'5" (1.96m) x 5'11" (1.8m)

uPVC double glazed window to front. Radiator. Picture rail.

#### Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over and tiled splashback's to ceiling height, wash hand basin. Useful linen storage cupboard with radiator and slatted shelving. Radiator. Wall mounted electric heater.

#### Cloakroom

uPVC double glazed window to side. White suite of low level WC. Radiator.





### Externally

The Front Garden is planted to provide year round interest and colour. Low brick wall boundaries. Gas meter box. Outside lighting. Brick driveway provides off parking and leads to:

### Garage 21'5" (6.53m) x 7'9" (2.36m)

Up and over door to front. Cupboard that has the gas fired Combi boiler that supplies the central heating and domestic hot water. Hot and cold water taps. Window to rear. Space for washing machine. External door to side leading to the rear garden and door leading to:

### Cloakroom

White suite of low level WC.

### Rear Garden

A feature of the property is the large rear garden. There is a patio area immediately adjacent the property with steps leading down to remainder of the gardens which are laid mainly to lawn with various shrub and herbaceous beds and borders, and mature Trees, that provide year round interest and colour. 2 timber garden sheds. Front pedestrian access via garage.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band C

### Mortgage Assistance

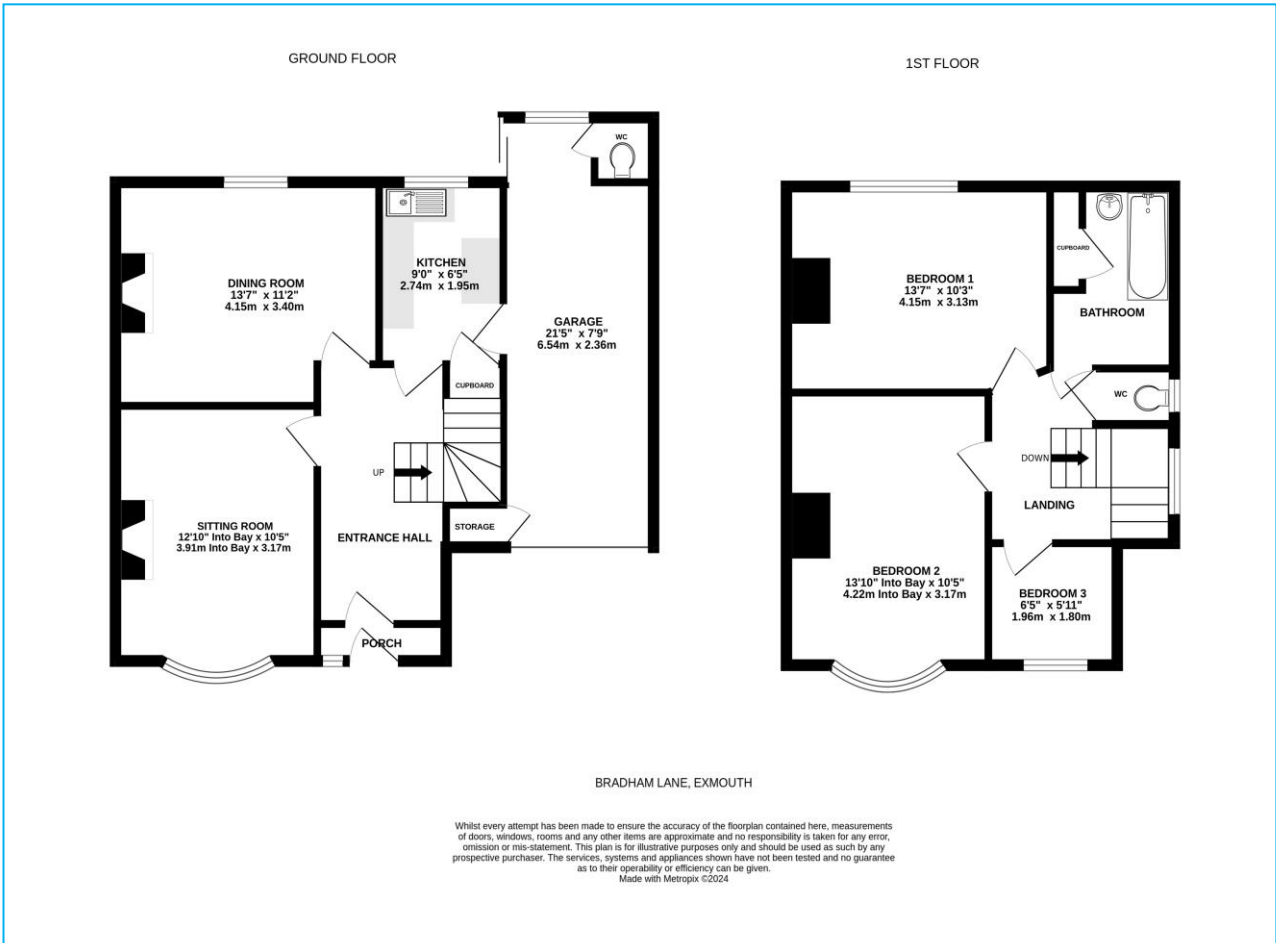
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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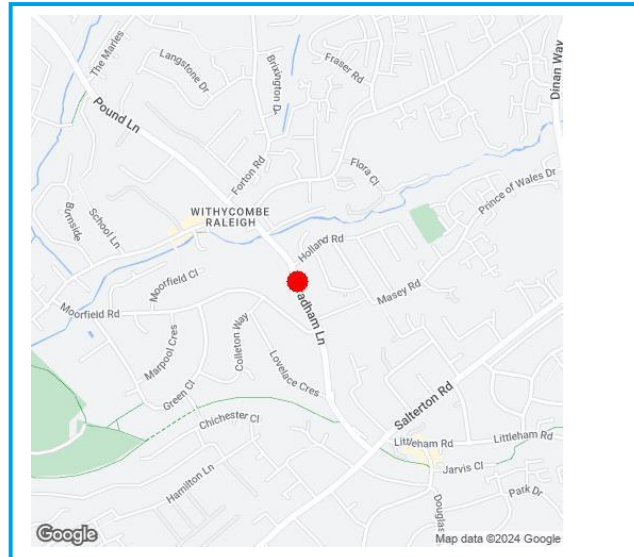
### Agents Note

These are draft particulars and are awaiting vendors verification



**Directions**  
From our prominent Town Centre office, leave the town heading out along the Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. The property will be found on the left hand side, after passing Moorfield Road, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-101) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-58) <b>F</b> (1-10) <b>G</b> Not energy efficient - higher running costs	
50	84
England & Wales EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.