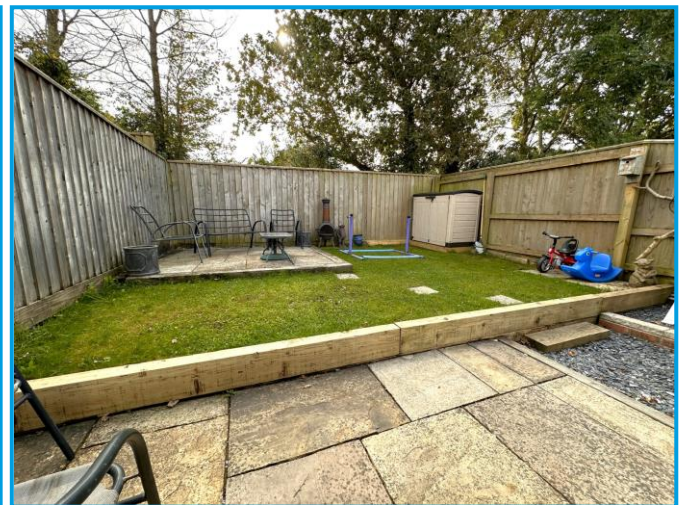


01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £265,000**  
**24 Brittany Road, Exmouth, EX8 5SG**



- Well Presented 2 Double Bedroom Semi Detached House
- Gas Centrally Heated & uPVC Double Glazed Property
- Living Room & Conservatory
- Modern Fitted Kitchen With Oven, Hob & Hood
- 2 First Floor Double Bedrooms
- Modern Fitted Bathroom
- Off Road Parking For 2 Vehicles
- Enclosed Garden To The Rear



Front entrance door with an inset obscure glazed window, beneath a pitched storm canopy, leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. LVT wood effect flooring. Radiator. Coved ceiling. Smoke alarm. High level electric trip switch fuse box. Doorway leading through to the kitchen and door leading to:

### Living/Dining Room 14'9" (4.5m) x 11'10" (3.61m)

A good size room that has sliding patio doors leading out to the conservatory. Useful storage cupboard. Radiator. Coved ceiling. Sliding patio doors leading through to:

### uPVC Conservatory 10'0" (3.05m) x 7'7" (2.31m)

A useful addition to the property which comprises of uPVC double glazed windows to both sides and to the rear, including sliding patio doors that lead out to the enclosed rear garden. Tiled flooring.

### Kitchen 9'11" (3.02m) x 5'9" (1.75m)

Window to front. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces and matching up stands above. Stainless steel single sink and drainer unit with a mixer tap above. Built in four ring gas hob with an electric oven below and a glass splash back and extractor hood above. Concealed wall mounted gas fired combination boiler that supplies the gas central heating and domestic hot water. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Coved ceiling.

## First Floor

### Landing

Access to insulated loft space. Coved ceiling. Smoke alarm. Doors leading to all rooms, including:

### Bedroom 1 11'10" (3.61m) x 8'10" (2.69m)

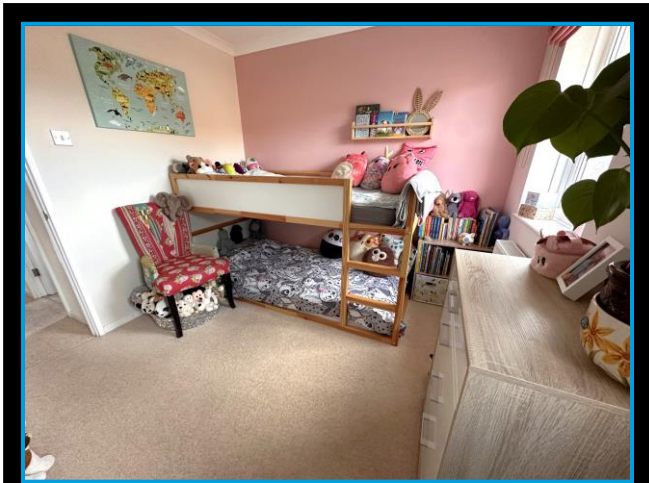
Window to rear. Radiator. Coved ceiling.

### Bedroom 2 11'10" (3.61m) Into Recess x 9'0" (2.74m)

Two times windows to front. Radiator. Cove ceiling. Useful built in storage cupboard with slatted shelving.

### Bathroom

Obscure glazed window to side. Attractive fully tiled walls and flooring. Modern fitted white suite that comprises of a panelled bath with a splash screen and thermostatically controlled shower above. Concealed WC with display above, wash hand basin to the side and storage below. Heated towel rail. Extractor fan.



## Externally

### Front Of Property

To the front of the property is an open plan area of garden that is laid to a level lawn with a shrub border to one side. Outside gas and electric meter box. Outside water tap. To side of the property is a paved driveway that provides off parking that allows for parking for two motor vehicles, in tandem.

### Rear Garden

To the rear of the property is a fully enclosed and well maintained rear garden that enjoys a sunny aspect. Paved patio area lead adjacent to the rear property, then has a step up to a level area of lawn with a further large paved patio area, ideal for outdoor dining and sitting during fine weather. Shingle pathway area leading to side pedestrian access. Timber fenced boundaries. Timber built storage shed.

### Tenure

The property is FREEHOLD

### Servies

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

### 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

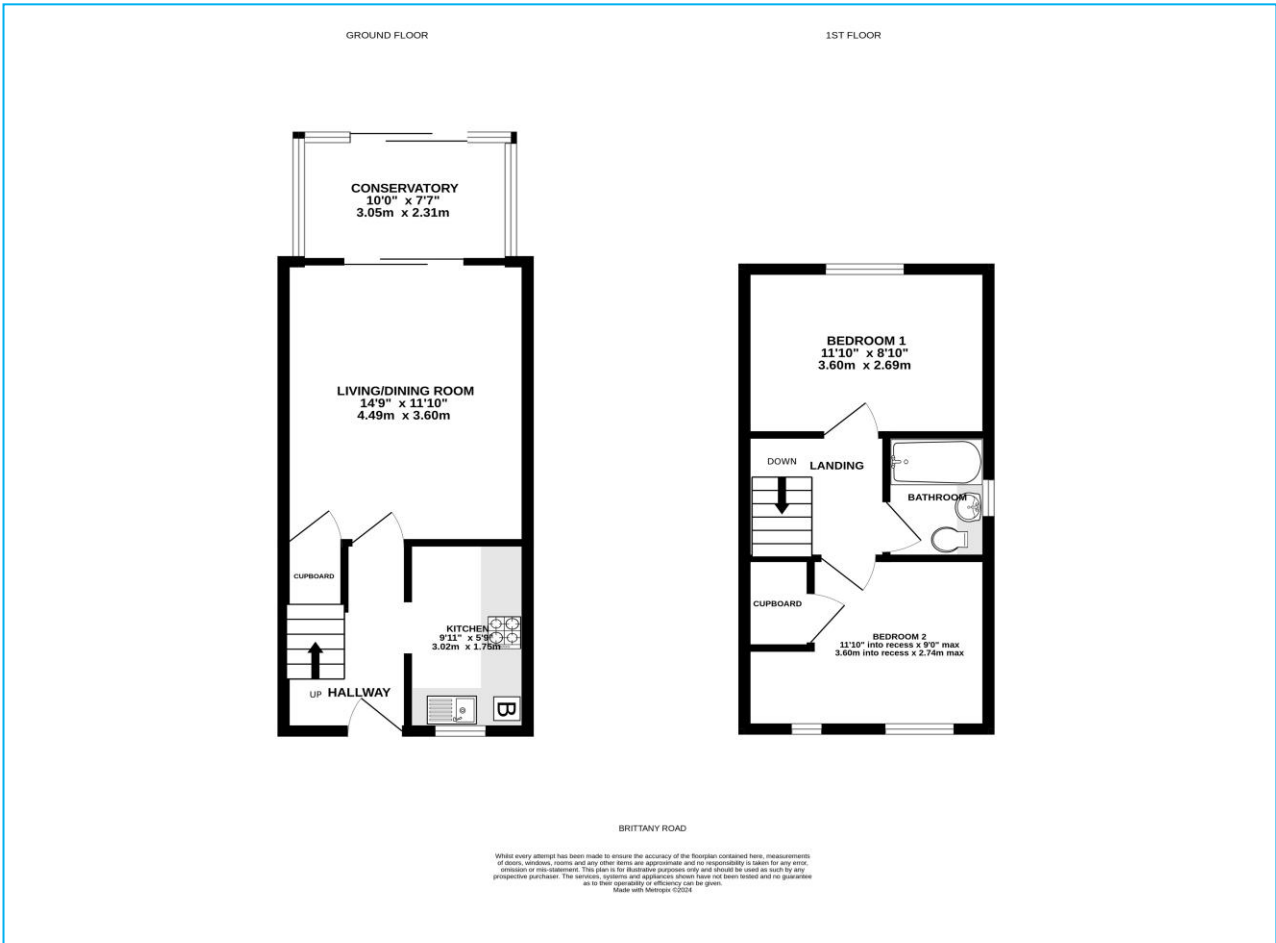
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

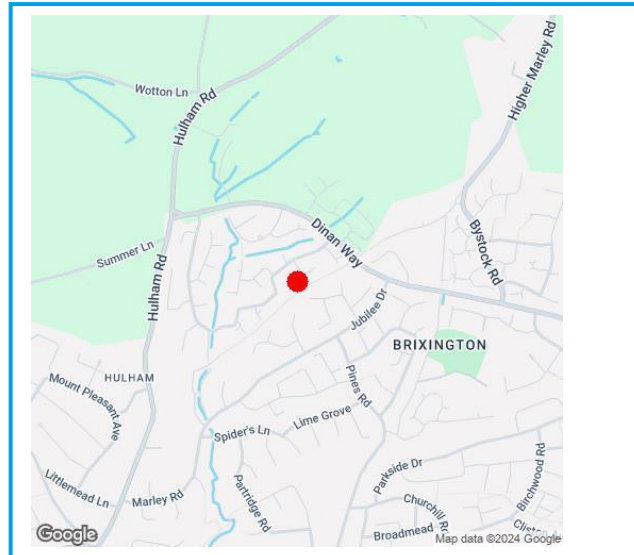




**Directions**

From our prominent town centre office turn right down Rolle Street and then take a left at the first roundabout and proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Continue along this road and take the second turning left into Brittany Road where the property will be found, ahead of your to your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>88</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		
<b>England &amp; Wales</b>		
	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.