

Guide Price £359,950
50 Brixington Lane, Exmouth, EX8 4JG



- Detached Bungalow, On Bus Route • Handy For Local Shops, Doctors Surgery & Pharmacy
- Gas Central Heating & Double Glazing • Dual Aspect Living Room, Kitchen / Breakfast Room
- 3 Bedrooms • Shower Room / WC & Further WC • Garage, Driveway, Private Rear Garden
- NO ONWARD CHAIN



Accommodation

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

Entrance Porch

Obscure glazed door with matching pane to side leading to

Entrance Hall

2 radiators. Smoke alarm. Access to insulated loft space. Wall mounted central heating thermostat. Doors leading to all rooms.

Living / Dining Room 24'4" (7.42m) x 11'9" (3.58m)

Dual aspect having 2 uPVC double glazed windows to front and uPVC double glazed window to side. Focal point of coal effect gas fire within a fireplace surround having a marble back and hearth with a wooden mantle and surround. 2 radiators.

Kitchen / Breakfast Room 16'8" (5.08m) x 10'1" (3.07m)

Obscure uPVC double glazed external door to side with 2 uPVC double glazed windows adjacent. Good range of cupboard and drawer storage units with roll edged work surfaces, breakfast bar and tiled splash backs. Composite single bowl sink unit with mixer tap. Space for electric cooker. Space and plumbing for dishwasher and washing machine. Further space under the worksurface for appliance. Further space for freestanding fridge / freezer etc. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

Bedroom 1 11'9" (3.58m) x 9'11" (3.02m)

uPVC double glazed window to rear. Range of fitted bedroom furniture including wardrobes and cupboard storage units. Radiator.

Bedroom 2 9'11" (3.02m) x 9'0" (2.74m)

uPVC double glazed window to side. Radiator.

Bedroom 3 8'8" (2.64m) x 8'5" (2.57m)

uPVC double glazed window to rear. Fitted wardrobe and cupboard storage units. Radiator.

Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit and fitted seat. Low level WC. Vanity wash hand basin. Fully tiled walls. Shaver light and socket. Heated towel rail.

Cloakroom

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

Externally

The easy to maintain Front Garden is laid to shingle with a shrub bed border and low brick wall boundary. Double iron gates give access to a driveway, that provides off road parking for 2 motor vehicles and leads to:



Garage 21'1" (6.43m) x 9'6" (2.9m)

Up and over door to front. uPVC double glazed window to rear. uPVC double glazed external door leading to rear garden. Power and light connected.

Rear Garden

The property has a level, private, easy to maintain and enclosed rear garden, which is laid to a mixture of patio and decking being ideal for outdoor dining and sitting during the fine weather with shrub bed borders. Timber panelled fence and brick wall boundaries. Outside water tap. Outside meter boxes. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

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

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

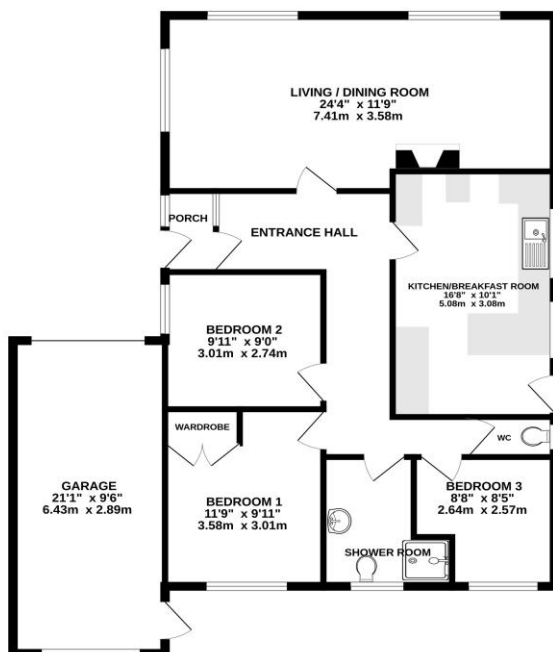
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



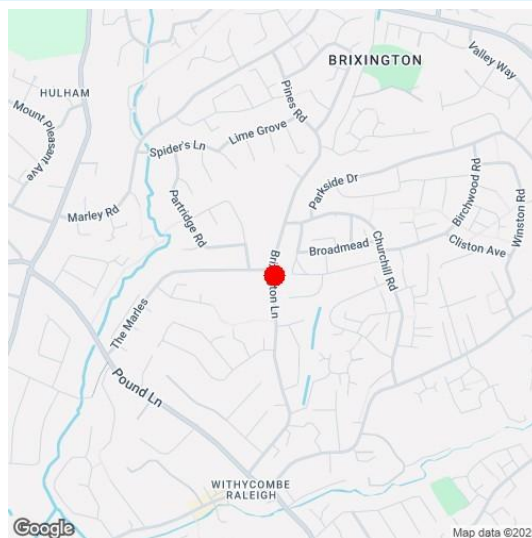
BRIXINGTON LANE, EXMOUTH

Whilst 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 misstatement. 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.
Made with Metreplan 12/2021

Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Continue on into Brixington Lane, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			84
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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.