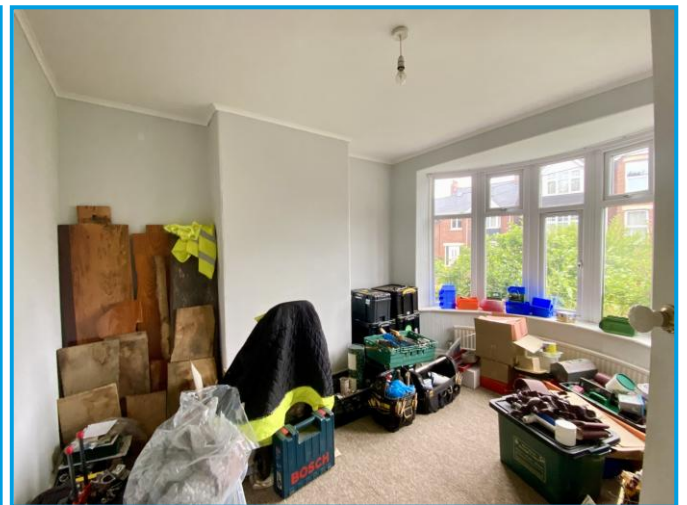


Guide Price £315,000

32 Bradham Lane, Exmouth, EX8 4BB



- Bay Fronted Extended 3 Bedroom Semi Detached House • Requires Some Modernisation
- Lounge and Separate Dining Room • Family Room Extension and Kitchen
- Bathroom and Separate WC • Double Glazing and Gas Central Heating
- Gardens, Garage and Driveway Parking • NO ONWARD CHAIN



Accommodation

Ground Floor

Entrance Porch

Open fronted. Double glazed entrance door with side panel window to:

Entrance Hall

Stairs to first floor. Small cupboard below stairs. Radiator. Wood block flooring. Doors to:

Lounge 12'4" (3.76m) Into Bay x 10'3" (3.12m)

Double glazed bow window to the front. 2 Radiators.

Dining Room 13'7" (4.14m) Max x 11'6" (3.51m)

Tiled fireplace. Radiator. Open to:

Family Room 11'9" (3.58m) x 11'0" (3.35m)

Dual aspect. Double glazed window to the side. Sliding double glazed patio doors opening onto the garden. Radiator.

Kitchen 9'4" (2.84m) x 6'5" (1.96m)

Double glazed window to the rear. Roll edge work top surface. Inset stainless steel sink unit. Tiled splash back. Base cupboard and drawer units. Eye level units. Space for cooker with cooker hood over. Plumbing for washing machine. Radiator. Vaillant gas fired boiler. Storage area under the stairs with window to the side. Part double glazed door to the side.

First Floor

Landing

Double glazed window to the side. Hatch to roof space. Doors to:

Bedroom 1 13'11" (4.24m) x 10'3" (3.12m)

Double glazed bow window to the front. Radiator. 2 high level storage cupboards.

Bedroom 2 13'7" (4.14m) x 11'0" (3.35m)

Double glazed window to the rear. Radiator. Built-in storage cupboard.

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

Double glazed window to the front. Radiator.

Bathroom

Double glazed window to the rear. Panelled bath. Built-in shower. Glazed shower screen. Pedestal wash hand basin. Heated towel rail.

Separate WC

Double glazed window to the side. Close-coupled WC.



Externally

A front area of garden comprising an area of lawn with mature flower and shrub borders. A driveway provides off-road parking and leads down the side of the property to the garage. Small outside store on the side of the main property. Access into the rear garden.

Garage

Of single size with up and over door. Double glazed window.

Rear Garden

A patio adjoins the main building with steps leading down to the main area of lawned garden. Flower and shrub borders. Outside water tap.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

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

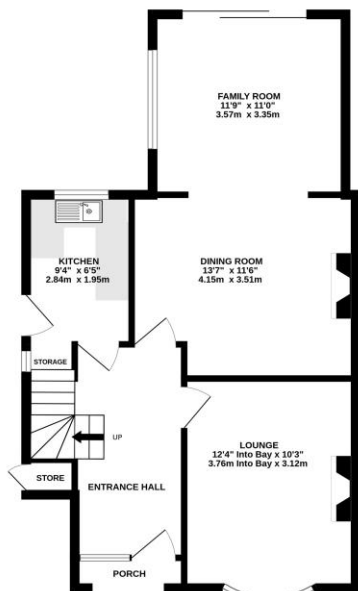
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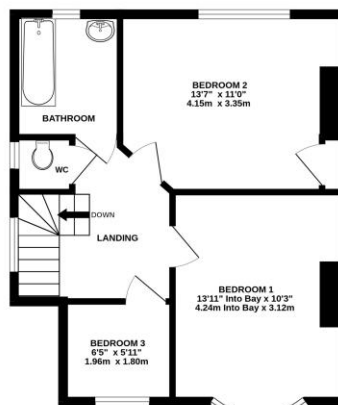
ESTATE AGENTS

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

GROUND FLOOR



1ST FLOOR



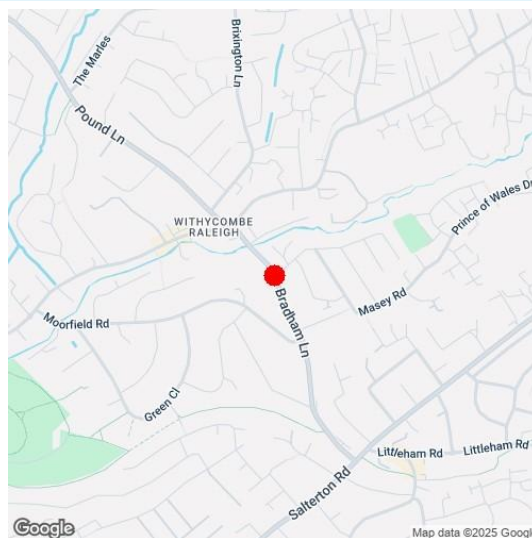
BRADHAM LANE, EXMOUTH

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 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 quality or efficiency can be given.
Made with Metropix C2025

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, opposite the turning to Holland Road, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			83
B (81-91)			
C (69-80)			64
D (55-68)			
E (39-54)			
F (21-38)			Not energy efficient - higher running costs
G (1-20)			
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.

LINKS

ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com