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LINKS
ESTATE AGENTS

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Guide Price £285,000
5 Bradford Close, Exmouth, EX8 5PF



- Very Well Presented 3 Bedroom End Terrace House • Offered For Sale With NO ONWARD CHAIN • Tucked Away Cul-De-Sac Location • Lounge And Dining Room • Modern Kitchen With Integrated Neff Appliances • Modern Bathroom/WC • Electric Heating And Solar Panels
- Well Kept Gardens And Driveway Parking



Accommodation

Ground Floor

Double glazed entrance door to:

Hallway

Stairs to first floor. Fischer electric radiator. Twin glazed doors to:

Lounge 13'3" (4.04m) x 12'4" (3.76m)

Double glazed oriel bay window to the front. Further double glazed window to the front. Gas coal effect fire in stone surround. Built-in cupboard under stairs. Fischer electric radiator. Opening to:

Dining Room 11'0" (3.35m) x 7'11" (2.41m)

Double glazed window to the rear. Fischer electric radiator. Door to:

Kitchen 10'10" (3.3m) x 7'6" (2.29m)

Double glazed windows to the side and rear. Fitted with a comprehensive range of base cupboard and drawer units with eye-level units over. Quality composite work top surfaces with integrated sink with lighting plinth over. Plumbing for washing machine. Integrated Neff appliances including oven, 5 ring gas hob with cooker hood over, dishwasher, fridge and freezer. Double glazed door to the rear garden.

First Floor

Landing

Double glazed window to the side. Hatch to part boarded loft space with pull down ladder. Doors to:

Bedroom 1 15'9" (4.8m) x 8'10" (2.69m)

Double glazed window to the front.

Bedroom 2 9'3" (2.82m) x 8'11" (2.72m)

Double glazed window to the rear. Built-in airing cupboard housing the Fischer Aquafficient electric water heater.

Bedroom 3 7'2" (2.18m) Plus Recess x 6'6" (1.98m)

Double glazed window to the front. Built-in Wardrobe.

Bathroom/WC

Double glazed window to the rear. Suite comprising a shaped shower bath with Mira shower and glazed shower screen. Wash hand basin with cupboard below and WC with concealed cistern. Tiled walls. Fischer electric radiator.

Externally

To the front of the property is an area of lawn with a flower and shrub border and low hedge surround. Gated access to the side of the property leads to an enclosed rear garden comprising a good size paved patio with steps up to a lawn and a pathway leading to a timber shed and attractive raised flower border. Pear and apple trees.

Driveway

Providing off road parking. 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

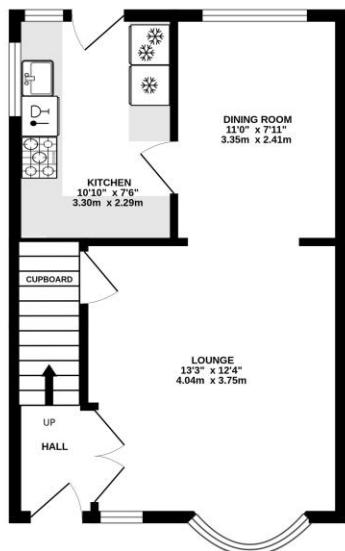
Your home may be repossessed if you do not keep up repayments on your mortgage

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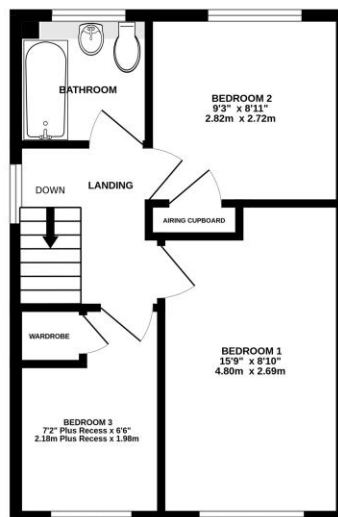
Agents Note

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

GROUND FLOOR



1ST FLOOR



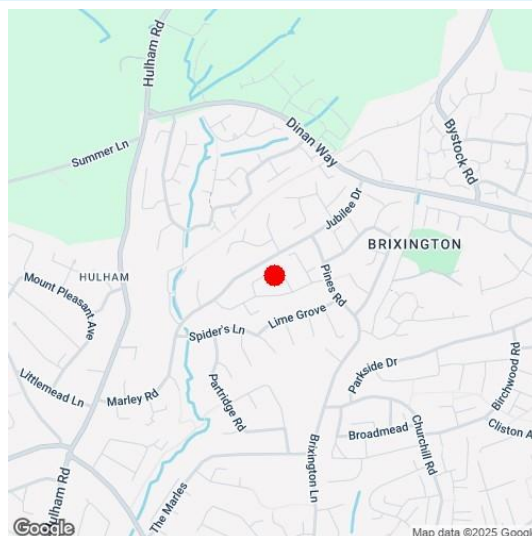
BRADFORD CLOSE

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 operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed out of town along Marine Way and into Exeter Road. After passing 2 sets of traffic lights, turn right into Hulham Road. Proceed over the roundabout and turn right into Marley Road. Take the fifth right into Vansittart Drive and then second left into Bradford Close. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	63
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.