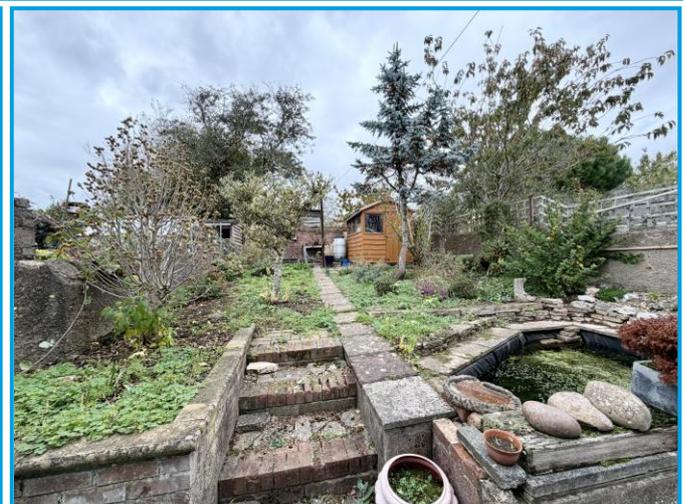


01395 222350

LINKS
ESTATE AGENTS

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Guide Price £265,000
12 Brooklands Road, Exmouth, EX8 4BD



- Attractive 3 Bedroom Semi Detached House
- Bay Fronted Lounge
- Separate Dining Room
- Kitchen And Bathroom/WC
- Gas central Heating And Mostly Double Glazed
- Front And Good Size Rear Garden With A Pond
- Parking Area
- NO ONWARD CHAIN



Accommodation

Ground Floor

Glazed entrance door to:

Porch

Inner door with side panel windows to:

Entrance Hall

Wood block flooring. Stairs to first floor. Cupboard under stairs. Radiator. Doors to:

Lounge 14'5" (4.39m) Into Bay x 12'3" (3.73m) Max

Double glazed bay window to the front. Open fireplace with stone surround. Radiator. TV aerial point.

Dining Room 11'4" (3.45m) Max x 10'2" (3.1m)

Double glazed French doors to the rear. Wall mounted gas fire in tiled surround. Radiator. TV aerial point.

Kitchen 9'3" (2.82m) Into Recess x 7'11" (2.41m)

Double glazed door with side panel windows to the rear. One and a half bowl sink unit. Roll edge work top surfaces tiled splash backs. Inset 4 ring gas hob. Cooker hood. Electric oven. Base cupboard and drawer units. Wall units. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas fired boiler supplying domestic hot water and central heating.

First Floor Landing

Window to the side. Hatch to roof space. Doors to:

Bedroom 1 11'6" (3.51m) x 11'2" (3.4m) Max

Double glazed window to the front. Radiator.

Bedroom 2 11'6" (3.51m) x 11'2" (3.4m) Max

Double glazed window to the rear. Radiator. Built-in airing cupboard with radiator. Built-in wardrobe.

Bedroom 3 7'5" (2.26m) x 6'11" (2.11m)

Double glazed window to the front. Radiator.

Bathroom/WC

Window to the rear. Panelled bath. Tiled splash back. Built-in shower. Pedestal wash hand basin. Wall mounted mirror and shaver/light point over. Close-coupled WC. Electric wall heater.

Externally

To the front of the property is a paved area of garden with flower and shrub border. Shared side pedestrian access leads down the side of the property with a gate into the rear garden.

Rear Garden

A good size enclosed area of garden comprising a paved patio with steps up to the main area of garden which is predominantly arranged as flower and shrub borders with mature shrubs. Ornamental pond. Timber garden shed.





Parking

Located on the opposite side of the road to the main property is a wood chip covered parking area.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

Mortgage Assistance

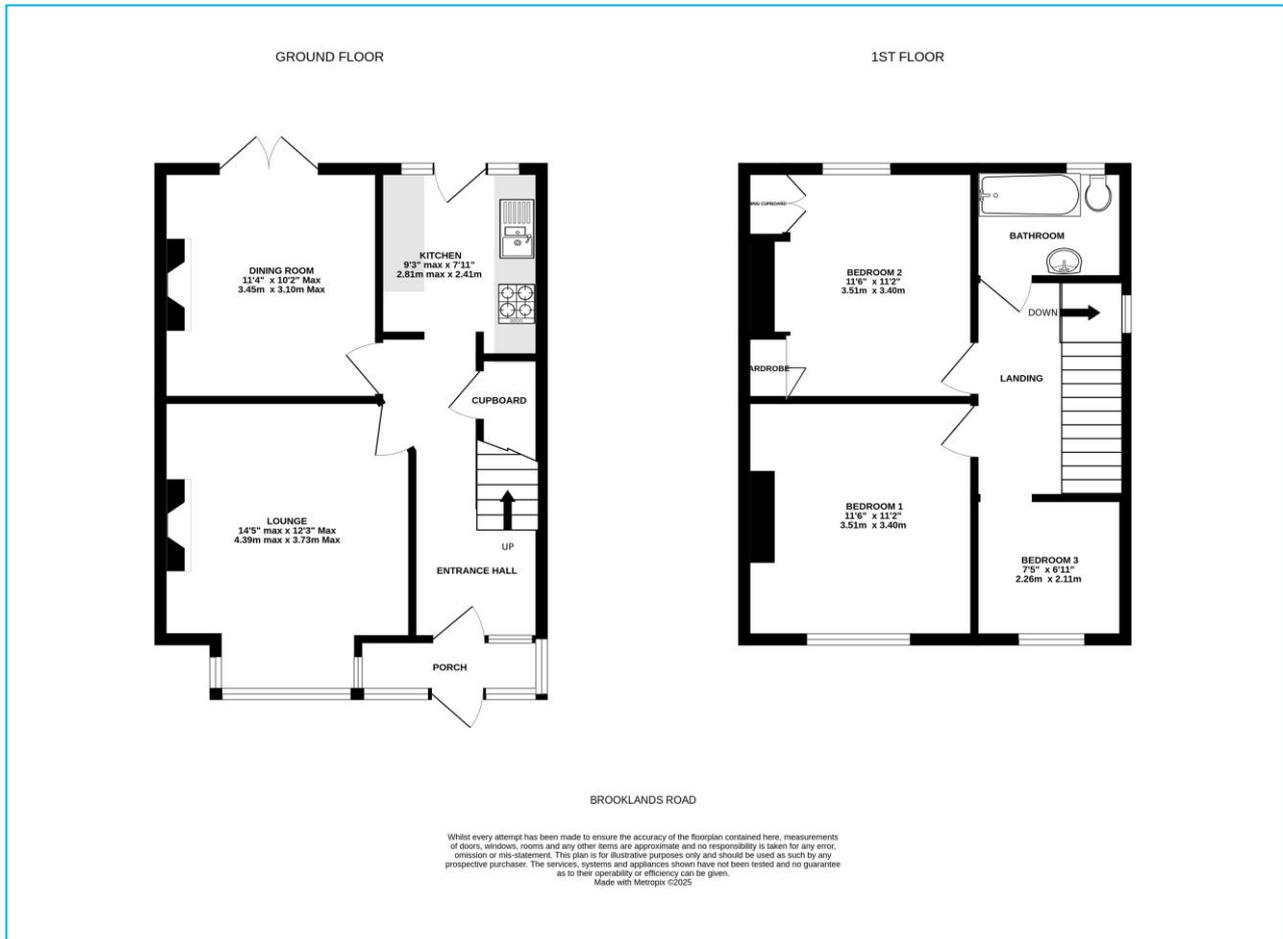
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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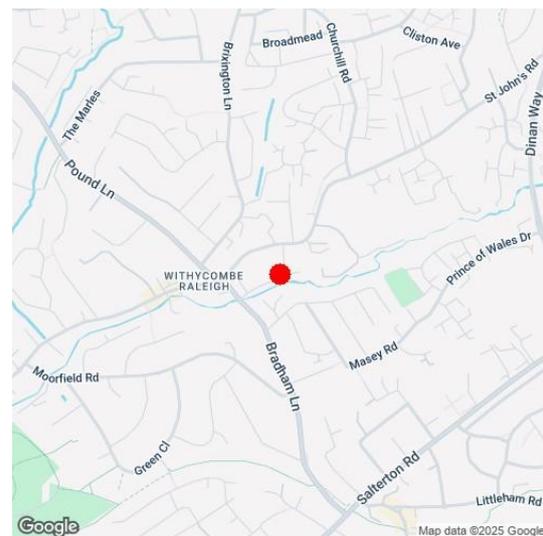
Agents Note

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



Directions

From our prominent Town Centre office, head up Rolle Street and turn left at the roundabout onto Salterton Road. Continue along until you reach Littleham Cross, and at the traffic lights turn left onto Bradham Lane. Before reaching the double roundabout, turn right into Brooklands Road where the property will be found on the left hand side clearly identified by our for sale board.



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.