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LINKS ESTATE AGENTS

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Guide Price £225,000
9 Brackendale, Exmouth, EX8 5SF







• Immaculate Modern Corner Link House • 2 Bedrooms • Bay Fronted Living Room • Modern Fitted Kitchen With Appliances • Bathroom With Shower Over Bath • Gas Central Heating & Double Glazing • 2 Allocated Parking Spaces • Enclosed Area Of Garden









Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Sidmouth and Lyme Regis. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distance.

Composite double glazed front entrance door leading to:

Entrance Hall
Useful storage cupboards to one wall. Radiator. Door to living room and opening to:

Kitchen 8'10" (2.69m) x 6'10" (2.08m)
Dual aspect with windows to the front and side. Fitted with a modern range of units comprising base cupboard and drawer units. Eye level units. Work top surfaces with tiled splash back. Inset stainless steel sink unit. Integrated electric oven with inset 4 ring induction hob and chimney style cooker hood over. Space for fridge/freezer. Integrated washer/dryer and slim line dishwasher. Unit housing the gas fired combination boiler (installed in January 2026) supplying domestic hot water and central heating. Radiator.

Living Room 15'9" (4.8m) Into Bay x 10'10" (3.3m)
A bright and airy room with bay window to the side. TV point. Telephone point. Radiator. Stairs to the first floor.

First Floor

Landing
Access to an insulated and part boarded loft space. Doors leading to:

Bedroom 1 10'1" (3.07m) x 8'10" (2.69m) Plus Recess
Window to the side. Radiator. TV point. Deep built in wardrobe/storage cupboard.

Bedroom 2 8'10" (2.69m) Max x 7'2" (2.18m)
Window to the side. Radiator.

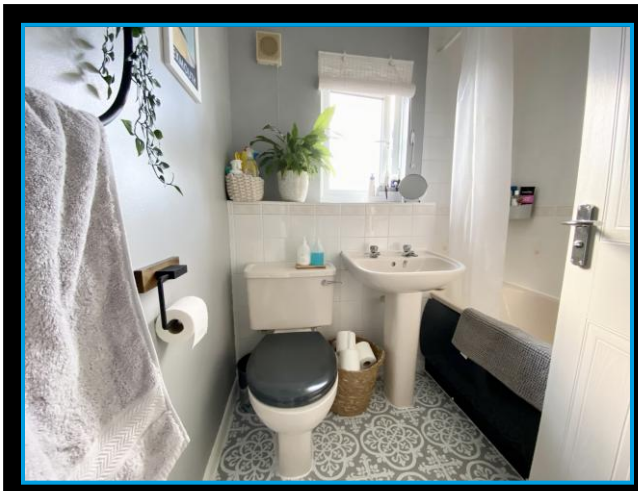
Bathroom/WC
Window to the front. Suite comprising panelled bath in tiled surround. Mira electric shower. Pedestal wash hand basin with tiled splash back. Close coupled WC. Radiator. Extractor fan.

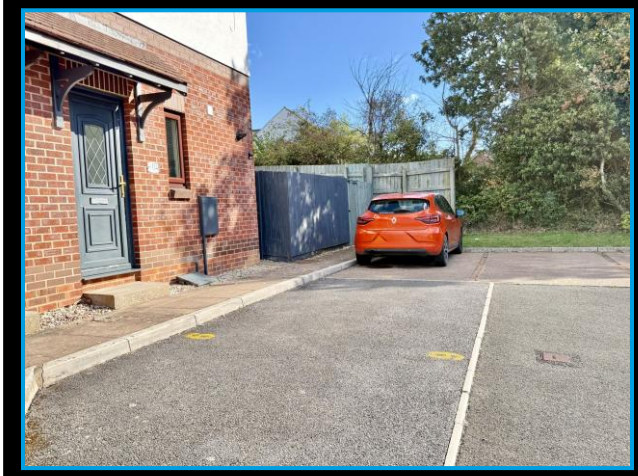
Externally

Garden
An enclosed area of garden laid to stone chippings with timber fence surround.

Allocated Parking
There are 2 allocated parking spaces located close to the property.

Tenure
The property is FREEHOLD









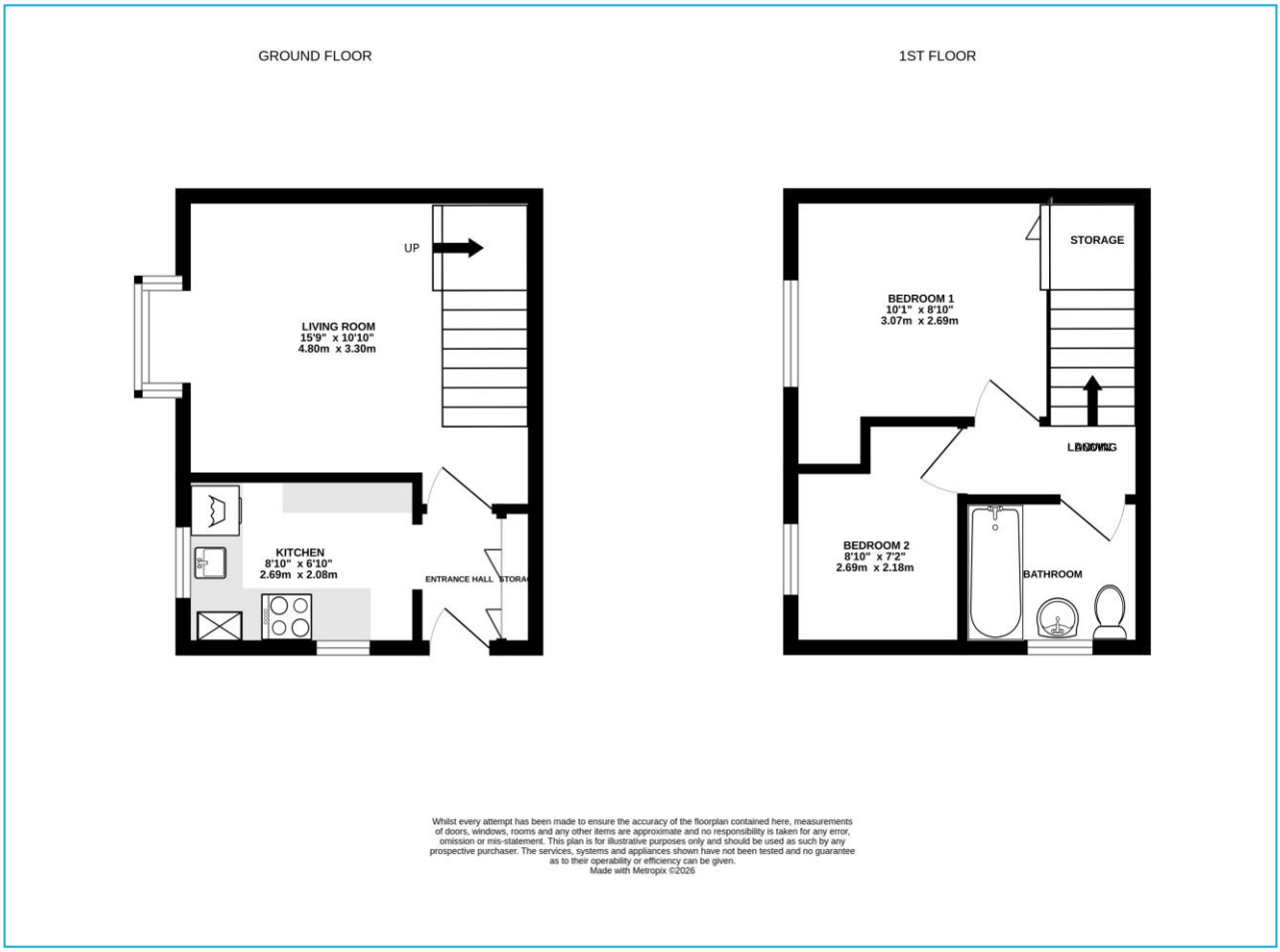
Services
All mains services are connected. Council Tax Band B.

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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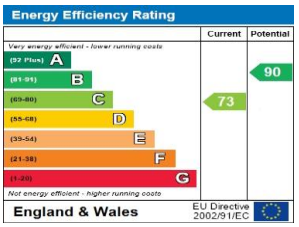
Agents Notes
Please note, these are draft particulars and are awaiting the vendor`s verification.



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 onto Exeter Road before taking a right hand turn into Hulham Road signposted Ottery St Mary and Pound Lane. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last turning right into Dinan Way and then the 3rd right into Byron Way. Brackendale is the first turning on the left.





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 guidline 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.