



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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3 Brixington Lane, Exmouth, EX8 4HQ

GUIDE PRICE
£295,000
TENURE Freehold



An Extended Two Bedroom Link Detached Bungalow Located Close To Bus Routes And Amenities With Sunny Aspect Rear Garden, Driveway And Garage

Spacious Entrance Porch * Reception Hall * Extended Lounge/Dining Room
Kitchen * Two Double Bedrooms * Conservatory * Bathroom/Wc * Gas
Central Heating Via Modern Boiler * Double Glazed Windows * Programme
Of Modernisation And Refurbishment Required * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Glass panelled front door with outside courtesy light giving access to:

ENTRANCE PORCH: 3.28m x 1.02m (10'9" x 3'4") Double glazed window, tiled flooring, inner glazed panelled door to:

RECEPTION HALL: Radiator, fitted cupboard, glazed panelled door to:

LOUNGE/DINING ROOM: 7.01m x 3.3m (23'0" x 10'10") A spacious and extended room with double glazed window to front aspect, two radiators, TV point.

KITCHEN: 3.02m x 2.67m (9'11" x 8'9") Double drainer sink unit with cupboards and drawers beneath, worktops with plumbing for automatic washing machine under, electric cooker point, wall mounted cupboards, serving hatch to lounge/dining room, cupboard housing modern gas boiler for hot water and central heating with water cylinder beneath, double glazed window to rear aspect, door to outside, radiator.

BEDROOM 1: 3.17m x 3.02m (10'5" x 9'11") Built-in wardrobe, radiator, sliding double glazed patio doors to:

CONSERVATORY/GARDEN ROOM: 2.64m x 2.59m (8'8" x 8'6") Wall light, windows and sliding patio doors opening onto the rear garden.

BEDROOM 2: 3.25m x 3.05m (10'8" x 10'0") Built-in wardrobe, radiator, double glazed window to front aspect.

BATHROOM/WC: 2.08m x 1.96m (6'10" x 6'5") Comprising of bath in tiled surround with Mira shower unit, shower curtain and rail, pedestal wash hand basin, WC, electric wall heater, double glazed window with patterned glass, radiator.

OUTSIDE: Conveniently located, the property enjoys driveway parking leading to a GARAGE, with attractive front garden laid to lawn with patio and stone area, rose, flower and shrub beds, a side pathway leads through to the rear garden. The garden enjoys a sunny aspect, mainly laid to lawn garden edged with mature shrubs, a patio area and timber GARDEN SHED. Outside cold water tap.

GARAGE:

FLOOR PLAN:

