

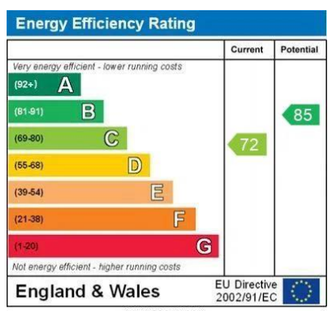












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94 Bradham Lane, Exmouth, EX8 4AJ

GUIDE PRICE
£269,950
TENURE Freehold



An Older Style Semi Detached House Enjoying A Convenient Location With Mature Gardens And Offered For Sale With No Ongoing Chain.

Gas Central Heating * Double Glazed Windows * Reception Hall * Lounge * Separate Dining Room * Kitchen * Three Bedrooms * Bathroom/WC * Programme Of General Refurbishment Required

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
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THE ACCOMMODATION COMPRISES: Upvc front door with double glazed patterned oval window inset to:

RECEPTION HALL: Radiator; port hole style window; stairs rising to first floor landing with understairs storage cupboard beneath; gas meter; further shelved storage cupboard; picture rail; cupboard housing electric consumer unit and meter.

LOUNGE: 4.42m x 3.48m (14'6" x 11'5") measurements into wall recesses and double glazed bay window to front aspect. Tiled fireplace; radiator; picture rail.

DINING ROOM: 3.53m x 3.51m (11'7" x 11'6") Radiator; tiled fireplace; picture rail; double glazed windows and door giving access to the rear garden.

KITCHEN: 3.86m x 2.34m (12'8" x 7'8") Fitted with worktops with cupboards, drawer units and plumbing for automatic washing machine beneath; double drainer sink unit; wall mounted cupboards; electric ceramic hob with stainless steel splashback; built in oven below; wall mounted Vaillant gas boiler for hot water and central heating; double glazed window to rear aspect and further window to side elevation; larder style cupboard with window; door giving access to outside.

FIRST FLOOR LANDING: Window to side aspect with patterned glass; picture rail.

BEDROOM ONE: 3.43m x 3.45m (11'3" x 11'4") into wall recesses and Upvc double glazed bay window to front aspect. Feature fire surround; built in wardrobe in wall recess; picture rail.

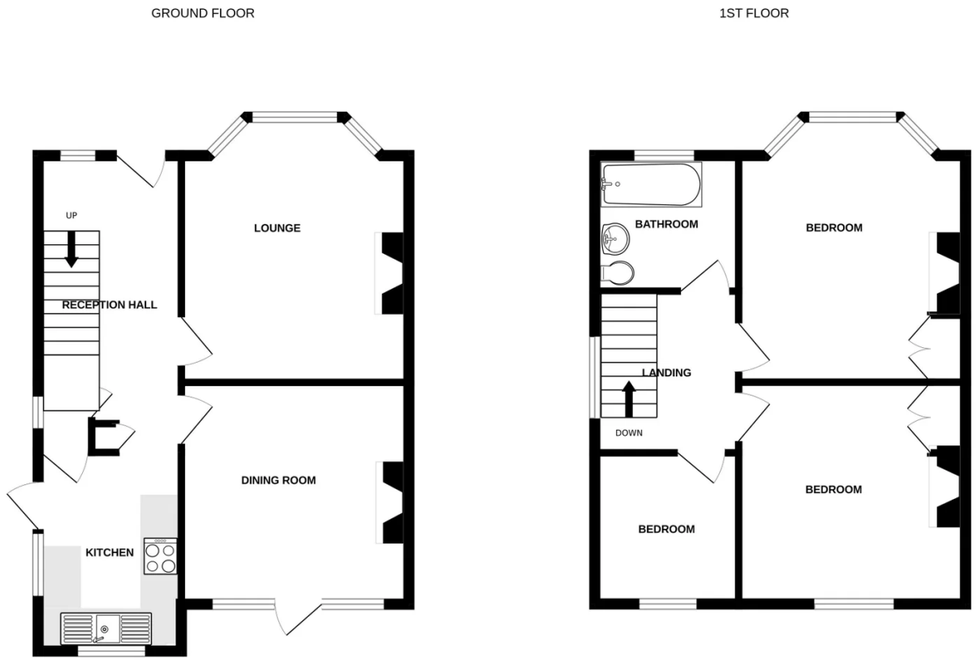
BEDROOM TWO: 3.58m x 3.53m (11'9" x 11'7") into wall recess. Double glazed window to rear aspect; radiator; picture rail; feature fire surround; built in wardrobe in wall recess.

BEDROOM THREE: 2.54m x 2.34m (8'4" x 7'8") Double glazed window to rear aspect; picture rail; radiator.

BATHROOM/WC: 2.31m x 1.91m (7'7" x 6'3") Bath with shower attachment; pedestal wash hand basin; WC with push button flush; part tiled walls; chrome heated towel rail; mirror fronted medicine cabinet; double glazed window with patterned glass; access to roof space.

OUTSIDE: There is a lawned front garden edged with shrub beds with gate and pathway giving access to the property. A side pathway gives access through to the rear garden which offers a high degree of privacy and seclusion, comprising of a patio and terrace, lawned area of garden, apple tree, mature shrub beds and pathway leading down the length of the garden to a TIMBER GARDEN SHED. Further TIMBER SHED. Outside cold water tap.

FLOOR PLAN:



94 BRADHAM LANE

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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