



East of 
ESTATE AGENTS

Bradham Lane
Exmouth £350,000

Bradham Lane

Exmouth £350,000

Well-presented three-bedroom home in a popular Exmouth location, offered with no onward chain. The property features a bright and spacious living room, a separate dining room, a modern fitted kitchen, and a useful utility area with shower and WC. Upstairs provides three bedrooms and a family bathroom. Outside, there is a landscaped rear garden along with two parking spaces. The property is ideally positioned close to local amenities, transport links, and a short distance from the seafront.

Three Bedrooms | Mid Terrace | Modern Kitchen | Newly landscaped rear garden | Utility/Shower room | Off road parking | Bright Living Room | Family Bathroom | Dining Room | No Chain

DESCRIPTION

A well-presented three-bedroom home situated in a popular area of Exmouth, offering spacious and practical accommodation throughout. The property is approached via a front porch, leading into a welcoming entrance hall.

To the front, the spacious living room provides a bright and comfortable setting, featuring a wall-mounted electric fire and large bay windows overlooking the front garden, allowing an abundance of natural light to fill the room. Moving down the hallway, you are led into the dining room, creating an ideal space for both everyday living and entertaining. This room flows seamlessly into the modern kitchen, which offers ample cupboard space and a practical layout. Adjoining the kitchen is a useful utility room, which also benefits from a downstairs shower cubicle and W/C.

The first floor comprises three bedrooms, two well-proportioned double rooms and a single bedroom, all served by a family bathroom.

Externally, the property enjoys a newly landscaped rear garden, featuring a generous patio area and low-maintenance artificial grass, perfect for relaxing or al fresco dining. To the rear of the garden are two allocated parking spaces, conveniently accessed from the back of the property



LOCATION

Situated within a popular residential area of Exmouth, this property enjoys a convenient and well-connected location ideal for both families and commuters. The surrounding area offers a range of local amenities including shops, supermarkets, schools, and healthcare facilities, all within easy reach.

Exmouth town centre is just a short distance away, providing a wide selection of independent shops, cafés, restaurants, and leisure facilities, along with the town's well-known seafront and sandy beach. The area is also well served by public transport links, including regular bus services and a train station with direct routes to Exeter city centre.

For those who enjoy the outdoors, there are a number of nearby parks, coastal walks, and access to the Jurassic Coast, offering plenty of opportunities to enjoy the surrounding natural beauty. This location provides an excellent balance of coastal living with convenient access to everyday amenities and transport links.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing: -

Tenure: Freehold

Council Tax Band: B

Council: East Devon District Council

Parking: Two parking spaces to the rear of the property

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

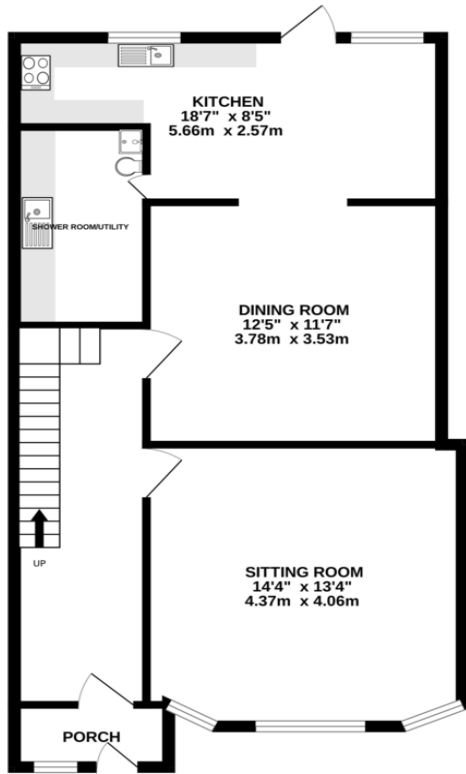
Sewerage: Mains

Broadband: Full fibre broadband available with up to 1600mpbs download and up to 115mbps upload

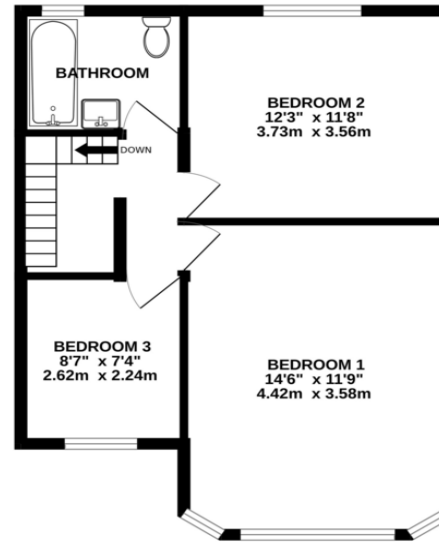
Mobile Signal: Several networks currently showing as available at the property including.. EE & 3



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metroplex ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk