



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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66 Bradham Court, Exmouth, EX8 4AN

GUIDE PRICE
£119,950
TENURE Leasehold



A Purpose Built Two Double Bedroom Ground Floor Flat Located In A Popular Development With Parking Space And Offered For Sale With No Ongoing Chain.

Lounge/Dining Room * Kitchen * Two Double Bedrooms * Bathroom/WC * Double Glazed Windows * Parking Space * Ideal First Time Purchase * No Ongoing Chain

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALLWAY: The flat is found on the ground floor approached via private front door to:

RECEPTION HALL: Night storage heater; wood effect flooring.

LOUNGE: 4.24m x 3.48m (13'11" x 11'5") A good size bright room with double glazed window to front aspect enjoying a pleasant open outlook; television point; night storage heater; opening to:

KITCHEN: 2.41m x 1.83m (7'11" x 6'0") Fitted with wood effect worktops with tiled surrounds with cupboards, drawers and appliance space beneath worktops; inset single drainer sink unit; electric cooker point; wall mounted cupboards; space for upright fridge/freezer; double glazed window to front aspect again enjoying a pleasant open outlook across the town.

BEDROOM ONE: 3.68m x 3.05m (12'1" x 10'0") Night storage heater; double glazed window to rear aspect.

BEDROOM TWO: 3.28m x 2.67m (10'9" x 8'9") Another good size double bedroom with night storage heater; double glazed window to rear aspect.

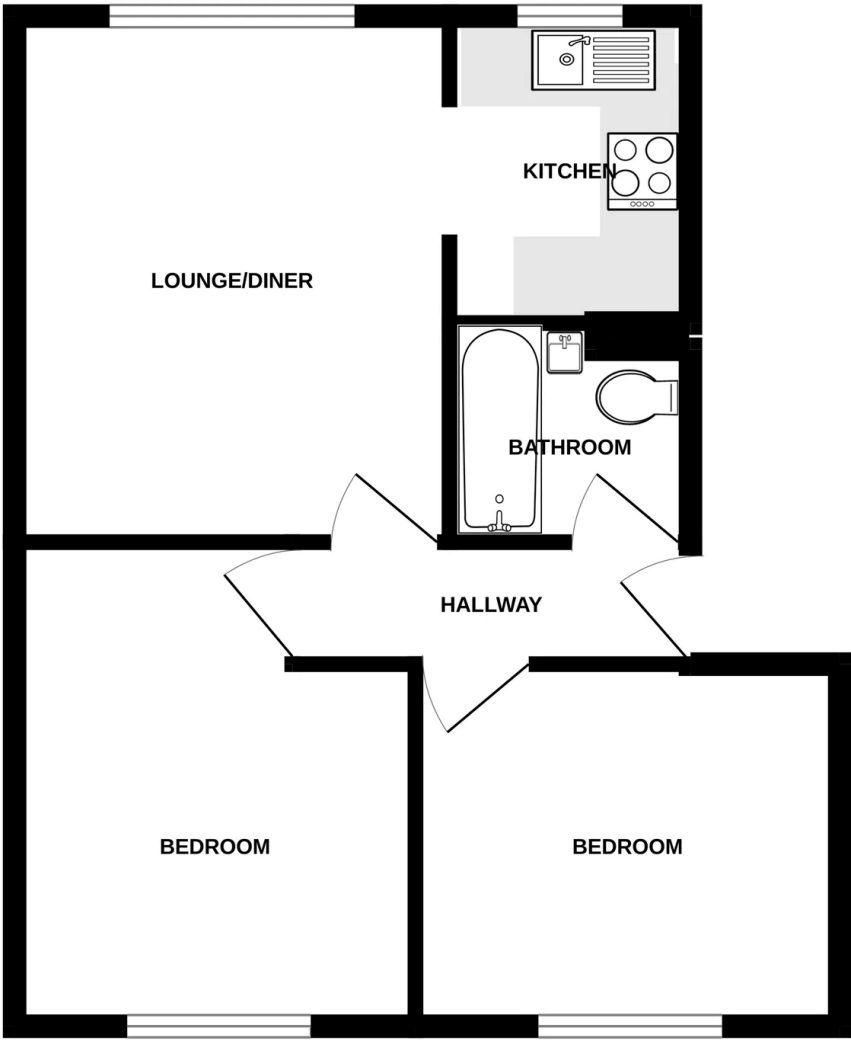
BATHROOM/WC: 1.83m x 1.68m (6'0" x 5'6") Comprising bath with shower unit over; shower splash screen; vanity style wash hand basin; WC; electric heated towel rail; fully tiled walls; extractor fan.

OUTSIDE: Bradham Court has a parking area and the flat has permission to park one car. There are lawned communal gardens and communal drying area.

TENURE & OUTGOINGS: The property is held on a 99 year lease with approximately 86 years remaining. Service charge is approximately £1000.00 per annum with a Ground Rent of £304.00 per annum.

FLOOR PLAN:

GROUND FLOOR



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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