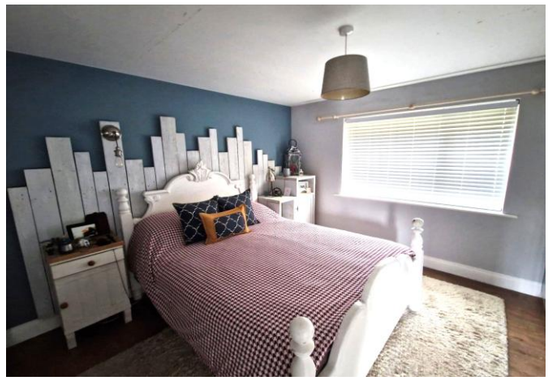


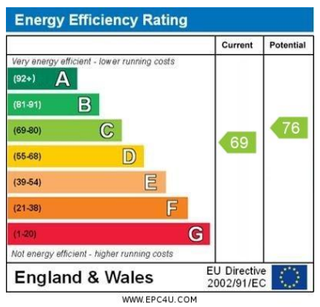












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103 Bradham Lane, Exmouth, EX8 4AJ

GUIDE PRICE
£330,000
TENURE Freehold



A Well Presented Three Bedroom Semi Detached House Offering Bright And Spacious Accommodation With Good Size Rear Garden, With Ample Parking And Useful Hobbies Room/Cellar/Utility Room

Reception Hall * Ground Floor Wc * Lounge * Open-Plan Kitchen/Dining Room * Three First Floor Bedrooms * Bathroom/Wc * Gas Central Heating * Double Glazed Windows Attractive Gardens * Driveway And Turning Area * Converted Garage Providing Utility Area, Hobbies Room And Storage * No Onward Chain * Viewing Recommended

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THE ACCOMMODATION COMPRISES:

RECEPTION HALL: With turning stair case rising to first floor with useful understairs storage cupboard beneath, also housing the electric consumer unit; radiator housed in feature radiator cover; wood-effect flooring.

GROUND FLOOR WC: Fitted with WC with push button flush; double glazed window with patterned glass.

LOUNGE: 14' x 11' 11" (4.27m x 3.63m) A bright room with double glazed window to front aspect; TV point; radiator; wood-effect flooring; double doors opening to:

OPEN-PLAN KITCHEN/DINING ROOM: 21' 7" x 8' 3" (6.58m x 2.51m) (Also accessed from the reception hall) KITCHEN AREA: Fitted with a range of patterned work surfaces with inset single drainer one and a half bowl sink unit with tiled surround; cupboards; drawer units; space for dishwasher beneath worktops; built-in oven and microwave oven; wall mounted cupboards; inset four ring gas hob with stainless steel chimney style extractor hood over; double glazed window overlooking the rear garden; double glazed door with patterned glass giving access to the rear garden; tile-effect flooring. DINING AREA: Wood-effect flooring; radiator; double glazed window overlooking the rear garden; downlighters.

FIRST FLOOR LANDING: Access to roof space; double glazed window on half landing; linen cupboard with slatted shelving and heater.

BEDROOM ONE: 11' 11" x 11' 5" (3.63m x 3.48m) Wall recess ideal offering ideal space for fitted wardrobes; radiator; wood-effect flooring; double glazed window to rear aspect.

BEDROOM TWO: 11' 6" x 9' 3" (3.51m x 2.82m) Double glazed window overlooking the rear aspect; wood-effect flooring; radiator.

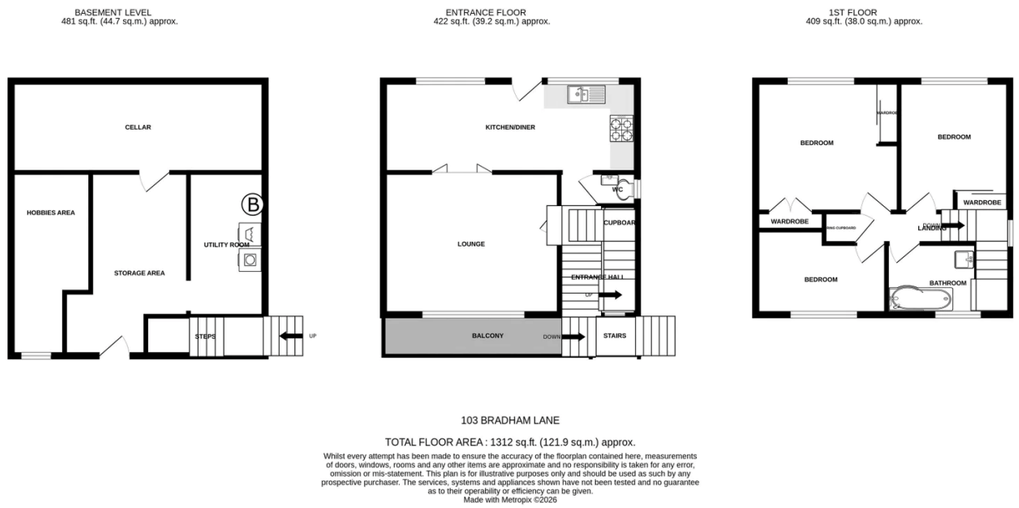
BEDROOM THREE: 11' x 7' 2" (3.35m x 2.18m) Double glazed window to front aspect enjoying a pleasant open outlook; wood-effect flooring; radiator.

BATHROOM/WC: 3.15m x 1.8m (10'4" x 5'11") Fitted with a 'P' shaped bath with Mira shower over; shower splash screen; pedestal wash hand basin with fitted mirror over; WC with push button flush; radiator; fully tiled walls; tiled flooring; ceiling extractor fan; double glazed window with patterned glass.

OUTSIDE: To the front of the property there is a driveway and turning area edged with shrub beds with steps leading from the turning area to a raised sun terrace which adjoins the property. The rear garden is attractively planned and landscaped enjoying a generously size sun terrace ideal for outside entertaining with steps rising to decorative stone garden areas and further patio sun terrace. Outside lighting and outside cold water tap.

CONVERTED GARAGE: Accessed via uPVC door with patterned glass giving access to **STORAGE AREA**; power connected; housing the gas meter; door access into **CELLAR AREA**. There are two further areas. **UTILITY:** 2.36m x 1.68m (7'9" x 5'6") Tiled flooring; plumbing for automatic washing machine; wall mounted Baxi gas boiler for hot water and central heating with light connected, cold water tap. **HOBBIES ROOM:** 5.18m x 2.72m (17'0" x 8'11") Providing an excellent hobbies/office area; with power and light connected; double glazed window to front aspect.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.