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**LINKS**  
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**Guide Price £425,000**  
**87 Bradham Lane, Exmouth, EX8 4AL**



- Attractive Well Presented 3 Bedroom 1930's Semi Detached House • Bay Fronted Sitting Room • Separate Dining Room • Kitchen With Walk-in Larder • Double Glazed Conservatory, Cloakroom/WC • Bathroom With Bath And Separate Shower Cubicle • Detached Garage, Driveway, Mature Gardens Front And Rear • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Open porch with entrance door to:

### Entrance Hall

Stairs to first floor. Built-in cupboard under stairs. Radiator. Doors to:

### Sitting Room 14'8" (4.47m) Into Bay x 11'4" (3.45m)

Double glazed bay window to front. Fireplace with inset gas fire. Radiator. TV aerial point.

### Dining Room 12'11" (3.94m) x 10'11" (3.33m)

Double glazed window to the front. Fireplace with electric fire. Radiator.

### Kitchen 11'9" (3.58m) x 11'2" (3.4m)

Double glazed window to the rear. Units comprising base cupboard and drawer units. Eye level units with lighting below. Work top surfaces. Tiled splash backs. Single drainer sink unit. Space for cooker with gas point. Space for under counter fridge. Larder cupboard with double glazed window to the rear. Glazed door to:

### Conservatory 10'0" (3.05m) x 9'10" (3m)

Double glazed with double glazed French doors to the rear garden. Tiled floor. Door to:

### Cloakroom/WC

Window to rear. Close-coupled WC. Wash hand basin. Ideal gas fired boiler supplying domestic hot water and central heating. Plumbing for washing machine.

## First Floor

### Landing

Double glazed window to the side and further double glazed window to the rear on the half landing. Hatch to roof space. Built-in airing cupboard. Radiator. Doors to:

### Bedroom 1 14'11" (4.55m) Into Bay x 11'6" (3.51m)

Double glazed bay window to the front. Open outlook. Radiator.

### Bedroom 2 12'10" (3.91m) x 10'11" (3.33m)

2 double glazed windows to the front. Tiled fireplace. Radiator.

### Bedroom 3 11'2" (3.4m) x 8'0" (2.44m)

Double glazed window to the rear.

### Bathroom/Shower Room/WC

2 double glazed windows to the rear. Panelled bath. Tiled splash back. Separate shower cubicle with built-in Mira shower. Vanity wash hand basin. Cupboard below. Mirror and light over. Heated towel rail. Radiator. Close-coupled WC.

### Externally

To the front of the property is an area of mature garden with well stocked flower and shrub borders.

### Driveway

Providing off road parking with a gate into the rear garden and leading to:

### Garage 19'8" (5.99m) x 9'11" (3.02m)

Detached. Twin timber doors. Power. Windows to the side and rear. Courtesy door into the rear garden.



### Rear Garden

A good size garden with a paved patio beyond which the main area benefits from having a number of raised flower and vegetable beds. Mature flower and shrub borders. Outside water tap.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band D

### Mortgage Assistance

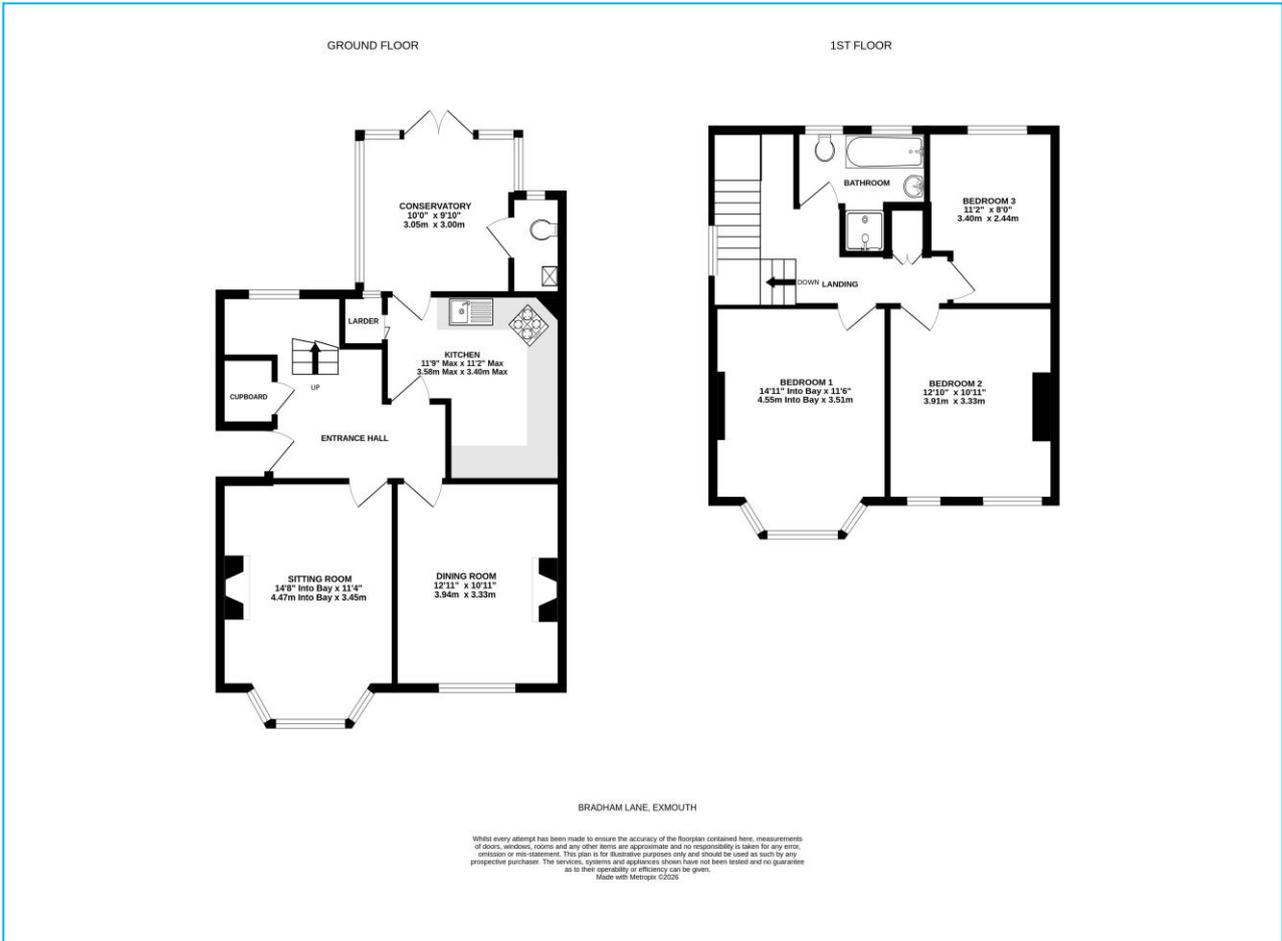
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

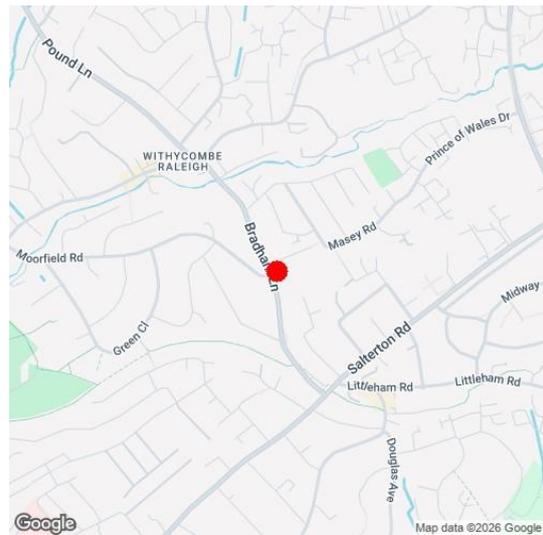
Please note, these are draft particulars and are awaiting vendors verification.



**Directions**

From our prominent Town Centre office, leave the town heading out along the Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. The property will be found on the right hand side, opposite Moorfield Road, clearly identified by our For Sale sign.

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.