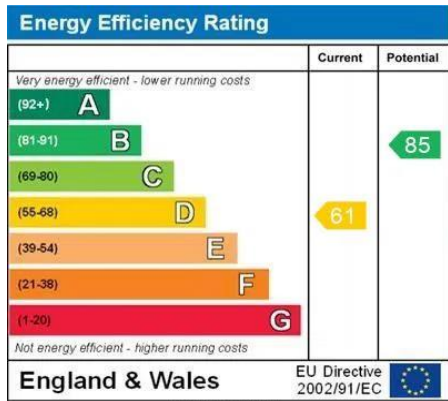




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9 Bradham Court, Exmouth, EX8 4AN

GUIDE PRICE
£299,950
TENURE Freehold



A Well Presented And Extended Semi Detached Bungalow Enjoying A Convenient Tucked Away Location With Pleasant Gardens And Parking.

Reception Hall * Lounge * Access To Conservatory * Two Double Bedrooms * Extended Kitchen/Dining Room * Stylish Modern Shower Room/WC * Double Glazed Windows * Gas Central Heating Via Modern Boiler * Viewing Recommended

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THE ACCOMMODATION COMPRISES:

OPEN ENTRANCE PORCH: Upvc front door with patterned glass window with matching picture window side screen to:

RECEPTION HALL: Radiator; floor to ceiling storage cupboard; access to loft space via loft ladder (this area could be converted to additional accommodation if required subject to the necessary planning consents).

LOUNGE: 3.48m x 3m (11'5" x 9'10") Radiator; sliding patio doors to:

CONSERVATORY: 3.05m x 1.93m (10'0" x 6'4") A useful addition to the accommodation with power connected; windows and doors overlooking and opening onto the rear garden enjoying a pleasant open outlook across the town.

KITCHEN/DINING ROOM: 5.11m x 3m (16'9" x 9'10") narrowing to 7'11. A spacious extended room fitted with a range of gloss finished patterned work surfaces with tiled surrounds; inset one and a half bowl single drainer sink unit; cupboards and drawer units; plumbing for automatic washing machine and appliance space beneath work tops; four ring gas hob with coloured glass splashback and extractor hood over with built in oven below; wall mounted cupboards; wall mounted Ideal gas boiler for hot water and central heating; double glazed windows to side aspects and double glazed door with patterned glass giving access to the rear garden; radiator.

BEDROOM ONE: 3.94m x 3.33m (12'11" x 10'11") Double glazed bay window to front aspect; further double glazed window to side aspect; wall recesses, one fitted with dual clothes rail.

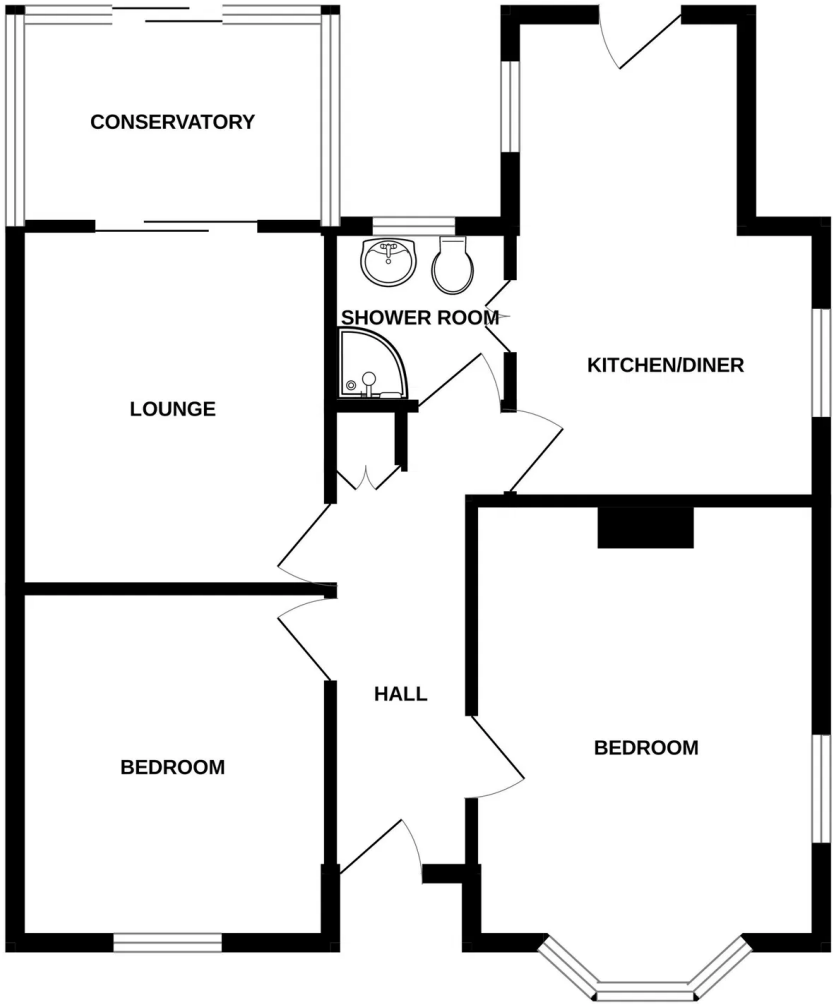
BEDROOM TWO: 3.33m x 3.05m (10'11" x 10'0") Another good size double bedroom with radiator and double glazed window to front aspect.

SHOWER ROOM/WC: 1.7m x 1.68m (5'7" x 5'6") Stylishly refitted with a quality well appointed suite comprising ease of access shower cubicle with shower splash screen; folding shower splash screen door; shower unit with fixed rainfall showerhead hose and detachable shower head hose; pedestal wash hand basin; WC with push button flush; chrome heated towel rail; attractive fully tiled walls; tiled flooring; ceiling extractor fan; double glazed window with patterned glass.

OUTSIDE: The property can be approached via vehicular access from Denmark Road via a private gravelled driveway to the bungalow which enjoys two hardstanding parking areas. A pedestrian gate gives access to the gardens which surround the property with mature shrubs, fruit tree, timber garden shed cold, water tap and steps to a pedestrian gate giving access to the front of the bungalow.

FLOOR PLAN:

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.
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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