



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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2 Brackendale, Exmouth, EX8 5SF

GUIDE PRICE

£225,000

TENURE Freehold



**A Modern Mid Terrace Two Bedroom House Located In A Favoured And Convenient Location With Front And Rear Gardens, Allocated Parking And Offered For Sale With No Ongoing Chain**

Well Presented And Newly Decorated And Carpeted Accommodation  
Lounge/Dining Room \* Kitchen/Breakfast Room \* Two Bedrooms  
Bathroom/Wc \* Gas Central Heating \* Upvc Double Glazed Windows  
Super First Time Purchase

## 2 Brackendale, Exmouth, EX8 5SF

**THE ACCOMMODATION COMPRISES:** Entrance canopy with uPVC front door with patterned window inset giving access to:

**ENTRANCE AREA:** Coats cupboard, also housing electric consumer unit and opening through to:

**LOUNGE/DINING ROOM:** 4.42m x 3.94m (14'6" x 12'11") A bright room with uPVC double glazed window to front aspect, TV point, telephone point, two radiators, staircase rising to first floor landing.

**KITCHEN/BREAKFAST ROOM:** 3.94m x 2.62m (12'11" x 8'7") Fitted with patterned worktops with tiled surrounds, cupboards and drawer units, appliance space beneath working surfaces, inset single drainer sink unit with mixer tap, four ring gas hob with stainless steel chimney style extractor hood over, built-in oven and grill, space for upright fridge/freezer, wall mounted Worcester gas boiler for hot water and central heating, extractor fan, uPVC double glazed window to rear aspect, part glazed door giving access to the rear garden.

**FIRST FLOOR LANDING:** Access to roof space via loft ladder. Linen cupboard with slatted shelving.

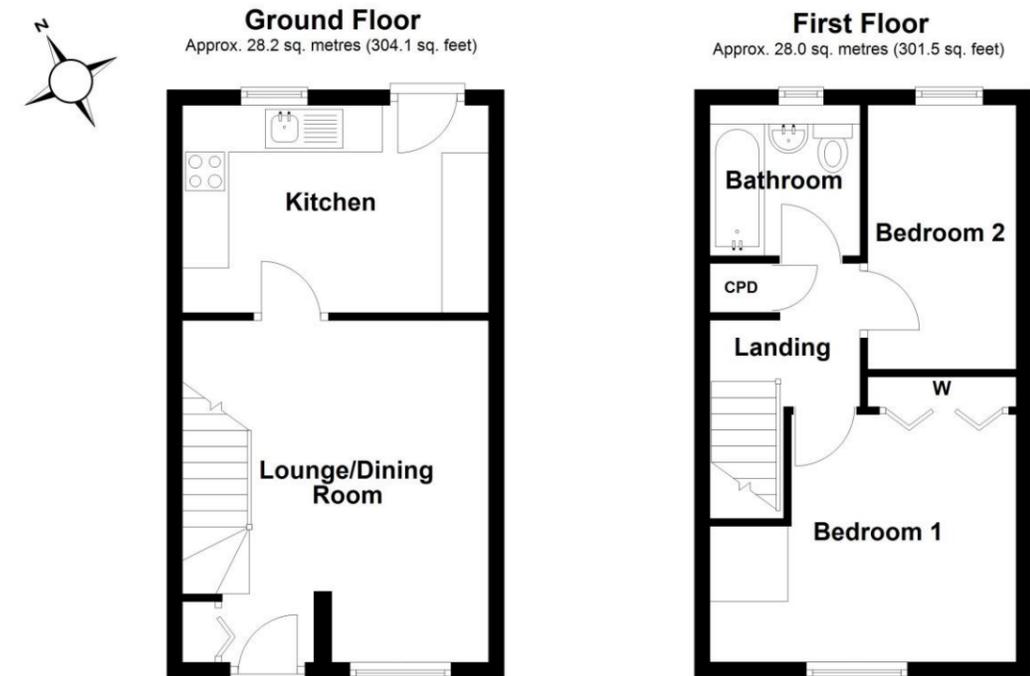
**BEDROOM 1:** 3.91m x 3.28m (12'10" x 10'9") maximum overall measurement. With built-in double wardrobe with clothes rail and shelf, radiator, TV point, display area over stairwell recess, double glazed window to front aspect.

**BEDROOM 2:** 3.38m x 1.91m (11'1" x 6'3") Radiator, uPVC double glazed window to rear aspect.

**BATHROOM/WC:** 1.93m x 1.93m (6'4" x 6'4") Comprising of bath with Mira shower over, pedestal wash hand basin, WC, tiling in splash prone areas, radiator, light shaver socket, extractor fan, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a decorative stone garden area with patio pathway giving access to the property. To the rear is an enclosed garden comprising of patio area, lawned garden, patio pathway leading to the top of the garden with rear pedestrian gate giving access, outside cold water tap. Allocated parking space close by.

## FLOOR PLAN:



Total area: approx. 56.3 sq. metres (605.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epc solutions.co.uk Plan produced using PlanUp.

**2 Brackendale, EXMOUTH**