



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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3 Brixington Drive, Exmouth, EX8 4HL

GUIDE PRICE
£345,000
TENURE Freehold



A Well Presented Detached Bungalow Enjoying Beautiful Corner Plot Gardens, Driveway And Garage, Located In A Convenient Position Close To Bus Routes, Shops And Other Amenities

Dual Aspect Lounge * Kitchen * Two Double Bedrooms * Bathroom * Separate Wc * Double Glazed Windows * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Front door with outside light with arch pattern window insert giving access to:

RECEPTION HALL: Access to loft space, telephone point, doors giving access to all rooms.

LOUNGE/DINING ROOM: 4.09m x 3.58m (13'5" x 11'9") A bright dual aspect room with double glazed windows to front and side aspects, TV point and telephone point, fire surround housing living flame effect coal gas fire, two feature arched wall recess.

KITCHEN: 3.1m x 2.84m (10'2" x 9'4") Fitted with a range of worktops with cupboards, drawer units and plumbing for automatic washing machine beneath, inset four ring electric hob with extractor hood over and built-in oven below. Wall mounted cupboards, tiled surrounds, space for upright fridge/freezer, cupboard housing gas boiler for hot water, double glazed window to rear aspect, door giving access to the rear garden.

BEDROOM 1: 3.66m x 3.33m (12'0" x 10'11") Double glazed window to front aspect, built-in wardrobes.

BEDROOM 2: 3.66m x 3.1m (12'0" x 10'2") Double glazed window to rear aspect.

BATHROOM: 1.78m x 1.47m (5'10" x 4'10") With bath and Mira shower over, shower curtain and rail, pedestal wash hand basin, double glazed window with patterned glass, fully tiled walls.

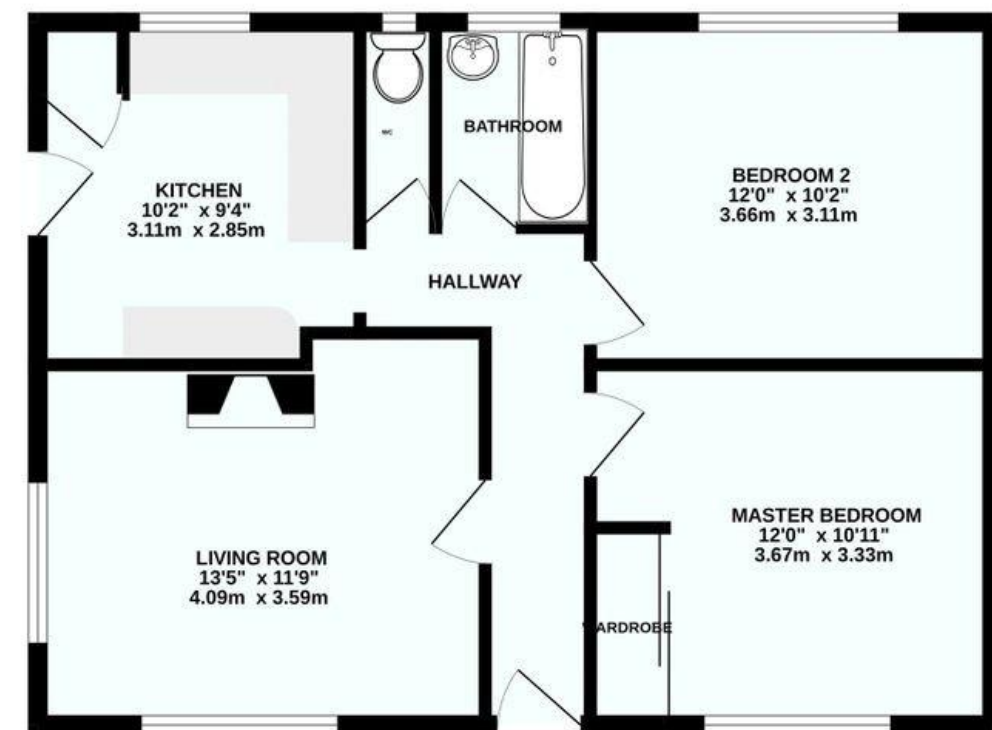
SEPARATE WC: Fitted with WC, double glazed window with patterned glass.

OUTSIDE: The property commands an impressive corner position with attractive lawned gardens to the front and side of the bungalow with colourful flower and shrub beds with driveway providing off road parking leading to a single garage with outside light. Side gates to either side of the bungalow give access through to delightful rear garden offering abundance of colour from a variety of shrubs and trees. There is decorative stone flower beds and pathways, water feature, patio sun terrace ideal for outside entertaining.

Agents Note: The vendor has recently installed a new combi gas boiler [this is in readiness for any potential buyer wishing to install radiators throughout the property]. The vendor has also had works done to the front wall.

FLOOR PLAN:

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.
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