

01395 222350

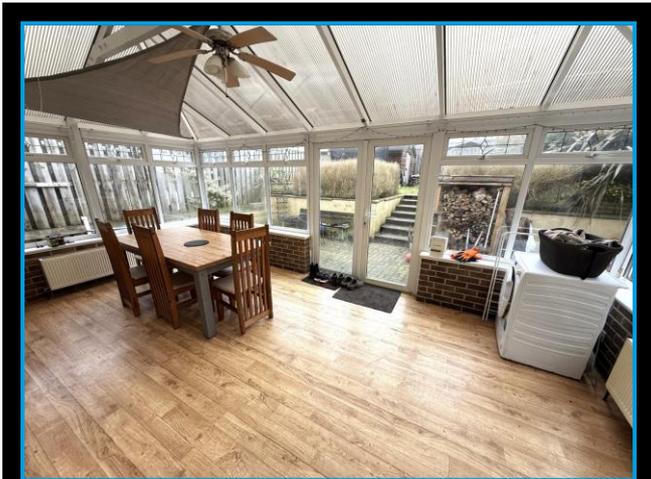
**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
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**Guide Price £280,000**  
**9 Brimpenny Road, Exmouth, EX8 4NH**



- Deceptively Spacious End Terrace House • Gas Central Heating & Double Glazing • Dual Aspect Living Room With Log Burner • Kitchen, Double Glazed Conservatory • Modern Fitted Ground Floor Bathroom • 3 First Floor Double Bedrooms • Driveway For 2 Vehicles, Good Sized Rear Garden
- Cul-De-Sac, Handy For Shops, Schools & Bus Stops



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

#### Entrance Hall

Staircase rising to first floor. Tiled flooring. Smoke Alarm. Doors leading to bathroom and:

#### Living Room 15'5" (4.7m) x 12'9" (3.89m)

Dual aspect having windows to front and side. Focal point of fireplace with fitted log burner and wooden mantle over. Radiator. Laminate flooring. Double doors to conservatory and door leading to:

#### Kitchen 12'0" (3.66m) x 9'2" (2.79m)

Window to rear and obscure glazed door leading to conservatory. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Electric cooker point. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc. Useful under stairs storage cupboard. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. High level electric trip switch fuse box. Wooden flooring.

#### Conservatory 18'4" (5.59m) x 11'1" (3.38m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed windows to rear and either side on dwarf brick walls. 2 Radiators. Electric meter box. Wooden flooring.

#### Bathroom

Obscure uPVC double glazed window to front. Modern fitted white suite of panelled bath with mixer tap and shower attachment over. Concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan.

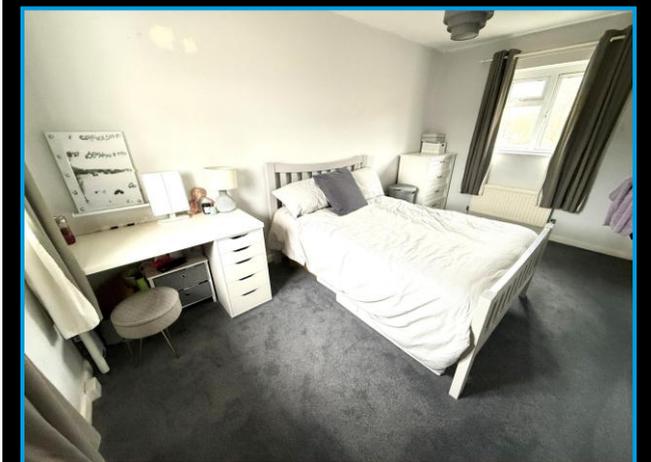
### First Floor

#### Landing

Window to rear. Access to insulated and boarded loft space via trap door with ladder. Radiator Smoke alarm. Doors leading to:

#### Bedroom 1 15'4" (4.67m) x 8'11" (2.72m)

Dual aspect having windows to front and rear. Useful built - in wardrobe. Radiator.





### **Bedroom 2 11'0" (3.35m) x 8'1" (2.46m) Plus Recess**

Window to front. Useful built in wardrobe and storage cupboard. Radiator.

### **Bedroom 3 9'10" (3m) x 6'10" (2.08m)**

Window to rear. Radiator.

### **Externally**

To the front of the property is a driveway that provides off road parking for 2 motor vehicles side by side. The remainder is then easy to maintain including wall and timber boundaries. Outside gas meter box.

### **Rear Garden**

There is an enclosed rear garden which consists of a brick paved patio area immediately adjacent to property being ideal for outdoor dining and sitting during the fine weather with steps and leading up to remainder of the Gardens are later alone with timber panel fence boundaries, outside water tap. Timber lock store. Good size timber garden shed with power connected. Front pedestrian access to side of property via timber garden gate.

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band C

### **Mortgage Assistance**

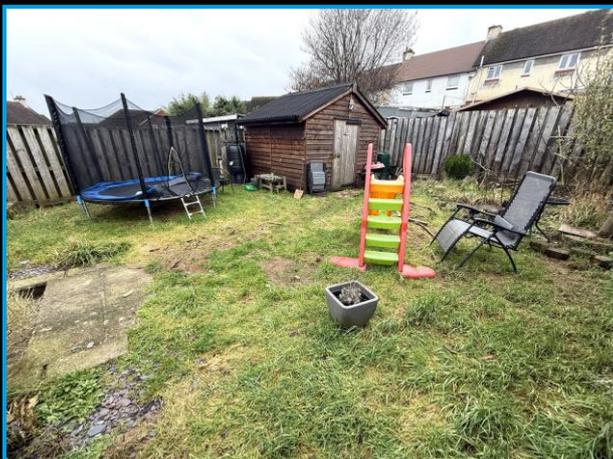
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

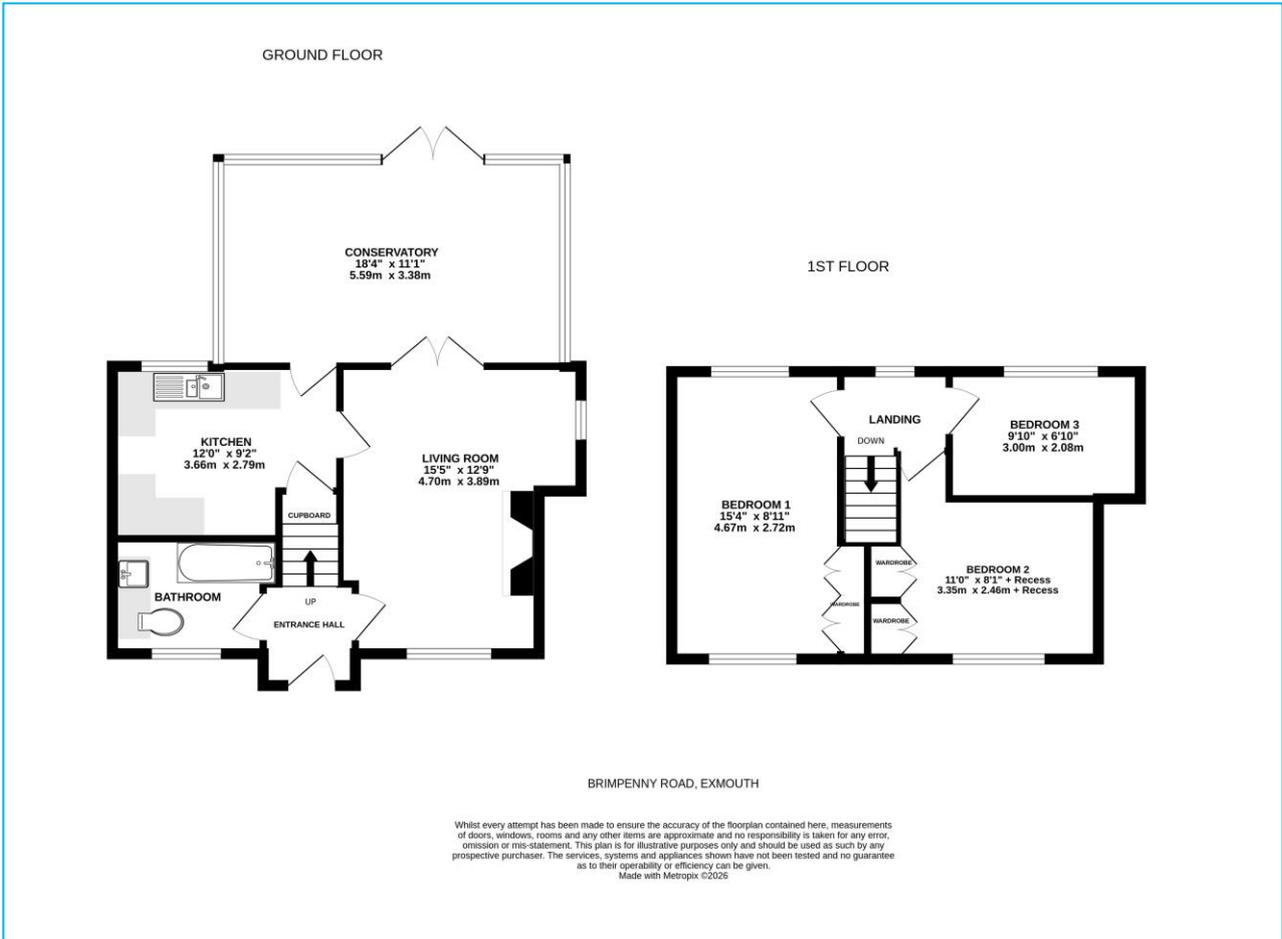
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Note**

These are draft particulars and are awaiting vendors verification.

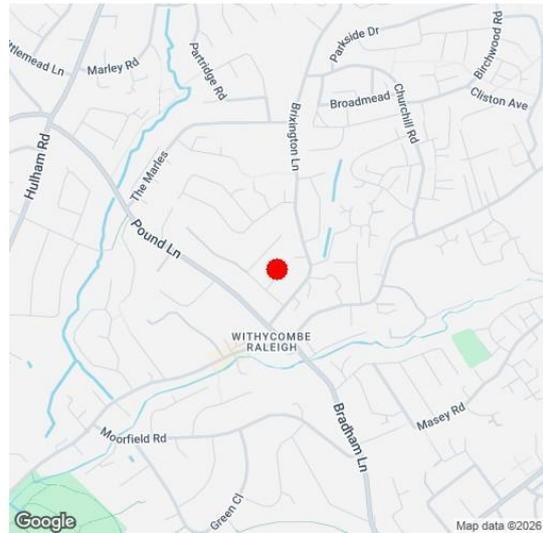




**Directions**

From our prominent town centre office, proceed onto Rolle Street, into Rolle Road turning left at the roundabout onto Salterton Road. At the second set of traffic lights, turn left onto Bradham Lane. Proceed down the hill and then take a left, then right at the roundabouts onto Pound Lane. Turn immediately right onto Forton Road and then next left onto Broadpark Road. Turn right onto Brimpenny Road where the property will be found on the left, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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>		68	75
		<small>EU Directive 2002/91/EC</small>	



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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.