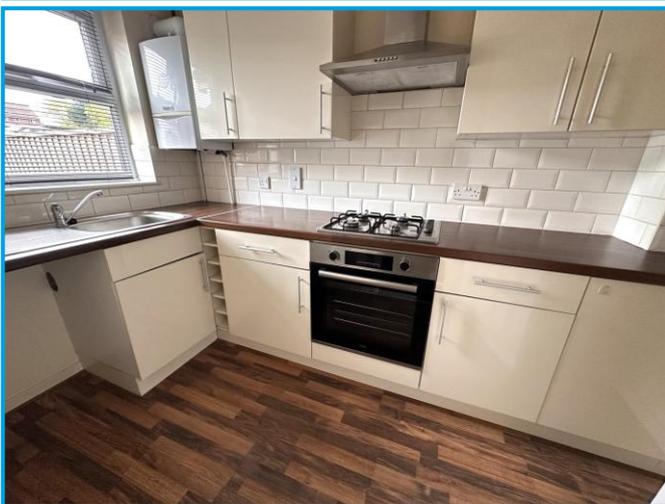


**Guide Price £219,950**  
**35 Brittany Road, Exmouth, EX8 5SG**



- 2 Double Bedroom Mid Terrace House • Situated Within A Quiet Cul-De-Sac Location • Gas Central Heating & uPVC Double Glazing • Living / Dining Room With Patio Doors To Rear Garden
- Modern Fitted Kitchen With Oven, Hob & Hood • 2 First Floor Bedrooms. Bathroom With A White Suite • Off Parking & West Facing Rear Garden • NO ONWARD CHAIN



Steps lead down to a front entrance door beneath a pitched storm canopy leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. Radiator. High level trip switch fuse box. Doors leading to the kitchen and:

### Living/Dining Room 14'7" (4.45m) x 11'10" (3.61m)

Sliding patio doors that lead out to the rear garden. Coved ceiling. Radiator. Useful under stairs storage cupboard. Dado rail.

### Kitchen 9'11" (3.02m) x 5'9" (1.75m)

Window to front. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring gas hob with an electric oven below and chimney style filter hood above. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Wall mounted gas fired boiler. Inset stainless steel, single sink with single drainer unit and mixer tap above. Laminate flooring. Radiator.

## First Floor

### Landing

Access to an insulated loft space. Smoke alarm. Doors leading to all rooms including:

### Bedroom 1 11'10" (3.61m) x 8'8" (2.64m)

Window to rear. Radiator.

### Bedroom 2 9'11" (3.02m) To Wardrobe x 8'11" (2.72m) Max

Two windows to front. Radiator. Built in wardrobe with hanging rail and storage above. Airing cupboard that houses the hot water tank and that has slatted shelving.

### Bathroom

Fitted white suite comprising of a panelled bath that has an electric shower above and tiled splash backs to splash prone areas. Low level WC. Pedestal wash and basin. Radiator. Extractor fan. Laminate flooring.

### Exterior

To the front of the property is a paved driveway that provides off road parking for one motor vehicle. Steps lead down to the front entrance door and a small area of shingle.



### Rear Garden

To the rear of the property is a fully enclosed garden that enjoys a Westerly aspect. Laid immediately adjacent to the rear of the property is a paved patio that provides the ideal area for outdoor dining and sitting during fine weather. Further patio area to the bottom end of the garden with access to a small storage shed. Shrub bed border to one side. Shingled area of garden. Timber fenced boundaries.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council tax band C. The property is on a water meter.

### 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

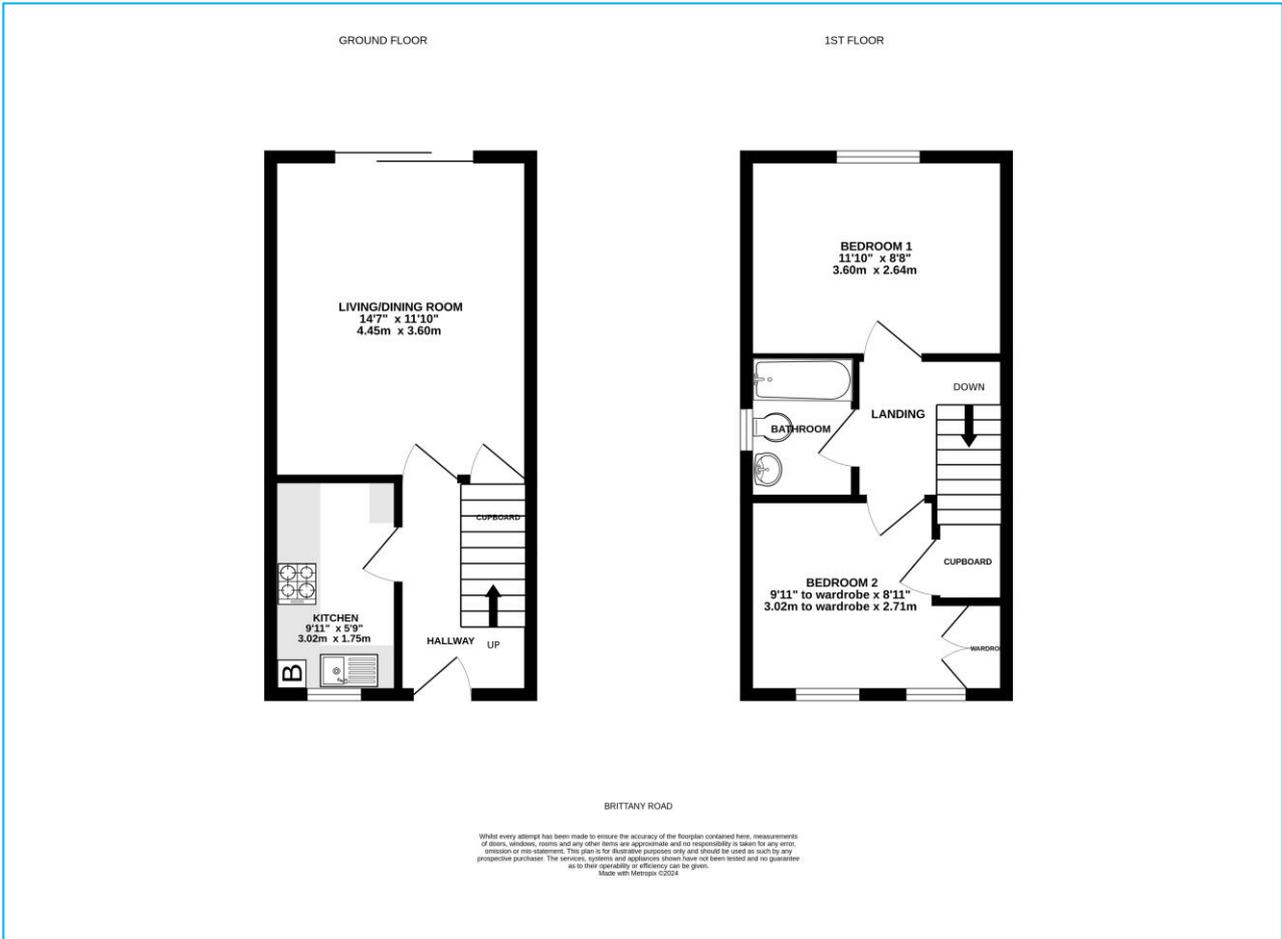
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Agents Notes

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





**Directions**

From our prominent town centre office turn right down Rolle Street and then take a left at the first roundabout and proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Continue along this road and take the second turning left into Brittany Road, left again, where the property will be found at the top of this road, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (81-91)	91
B (69-80)	75
C (55-68)	
D (45-54)	
E (35-44)	
F (21-34)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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.