



Semi-Detached FAMILY home

CHECK OUT this spacious Semi-Detached 1930's HOME with three Bedrooms, generous Kitchen/Dining Room, Sitting Room, Family Bathroom and Cloakroom as well as private and enclosed Garden, Garage and Off-Road Parking in the sought-after town of Exmouth.

36 Bradham Lane | Exmouth | EX8 4AW



**PROPERTY TYPE**

Semi-Detached House

**SIZE**

1,038 sq ft

**LOCATION**

Town

**AGE**

1920s to 1930s

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

Gas Fired Central Heating

**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

71C

**COUNCIL TAX BAND**

C



in a nutshell...

- Three Bedrooms
- Modern Open Plan Kitchen/Dining Area
- Separate Sitting Room
- Family Bathroom and Cloakroom
- Garage and Ample Off-Road Parking
- Enclosed and Private Rear Garden
- Character Features
- Complete Upper Chain
- Seaside Town with great Beaches





the details...

Check out this beautiful FAMILY HOME located in the sought after town of Exmouth. This 1930's home is spacious and beautifully presented throughout and feels warm and welcoming with gas central heating and double glazing.

The front door is sheltered beneath a charming red brick storm porch and opens into a spacious, tiled entrance hall. To the left, a practical downstairs cloakroom is fitted with tiled flooring, a WC, and a wash basin. To the right, you're welcomed into the cosy and characterful sitting room, with a beautiful bow window, solid wood flooring, and a feature fireplace framed by red brick.

Completing the ground floor is a spacious open-plan kitchen and dining area, thoughtfully designed to complement the home's character features while seamlessly incorporating modern touches throughout.

The kitchen is well equipped, with solid wood worktops and a range of integrated appliances, including a tall larder fridge, under-counter freezer, dishwasher, electric oven, ceramic hob, and microwave. A back door offers convenient access to the garage. The dining area is bright and airy, with bi-fold doors opening directly onto the rear garden, perfect for indoor-outdoor living and entertaining.





the floorplan...

**Approximate Gross Internal Area 1038 sq ft - 97 sq m
(Excluding Garage)**

Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 458 sq ft – 43 sq m

Garage Area 164 sq ft – 15 sq m



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Carpeted stairs from the entrance hall lead to the first-floor landing, where a large window along the stairwell floods the space with natural light. This floor offers three bedrooms. Bedrooms one and two are both comfortable doubles, each benefiting from built-in storage. Bedroom two enjoys views over the rear garden and the mature trees beyond, while bedroom one features a charming second bow window that adds character and additional light. Bedroom three overlooks the front of the property and is currently utilised as a home office. The final room on this floor is the generous family bathroom, fully tiled from floor to ceiling and fitted with a shower, bath, WC, and wash basin

Outside, the property benefits from ample off-road parking and a single garage with an up-and-over door, complete with power and lighting. The rear garden backs onto an area of woodland and is accessed via the dining area and opens onto a composite deck with plenty of space for outdoor furniture, offering an ideal spot for relaxing or entertaining. Steps lead down to a lower level featuring an idyllic fishpond, decorative gravel, and a neatly maintained lawn.

Tenure - Freehold
Council Tax Band C





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