

01395 222350

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ESTATE AGENTS

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Offers in Excess of £230,000 10 Brittany Road, Exmouth, EX8 5SG



- Well Presented Modern House • Cul-De-Sac Position • Gas Central Heating & Double Glazing
- Living Room & Kitchen / Dining Room • uPVC Double Glazed Conservatory
- 2 Double Bedrooms & Bathroom • Enclosed Rear Garden • Parking For 2 Vehicles



Accommodation

Ground Floor

uPVC double glazed front entrance door leading to:

Entrance Porch

Window to side. Tiled flooring. Door leading to:

Living Room 15'5" (4.7m) x 11'9" (3.58m)

Window to front. Stair case rising to first floor. Radiator. Telephone point. Dado rail. Wall mounted central heating thermostat. Door leading to:

Kitchen / Dining Room 11'9" (3.58m) x 9'1" (2.77m)

Window to rear. uPVC double glazed sliding patio door leading to the conservatory. range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob, with electric oven below and filter hood above. Space and plumbing for dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired combi boiler that supplies the central heating and domestic hot water.

Conservatory 9'6" (2.9m) x 6'3" (1.91m)

uPVC double glazed windows to rear and either side. uPVC double glazed external door leading to the rear garden. Space and plumbing for washing machine.

First Floor

Landing

Access to insulated and extensively boarded loft space, with light, via trapdoor with ladder. Smoke alarm. Doors leading to:

Bedroom 1 11'10" (3.61m) x 9'2" (2.79m)

Window to rear. Radiator.

Bedroom 2 11'10" (3.61m) x 7'2" (2.18m)

Window to front. Radiator.



Bathroom

White suite comprising panelled bath with electric shower unit over, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Linen storage cupboard. Extractor fan.

Externally

To the front of the property is an area of garden, laid to shingle for ease of maintenance with a pathway leading to the front entrance door. Outside meter boxes.

Rear Garden

Having ease of maintenance in mind, there is a patio area adjacent the property being ideal for outdoor dining and sitting during the fine weather, steps then lead down to the remainder of the garden. Timber fenced boundaries. Outside power points.

Parking

There is allocated parking for 2 motor vehicles to the side of the property as well as on street parking.

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

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

Agents Note

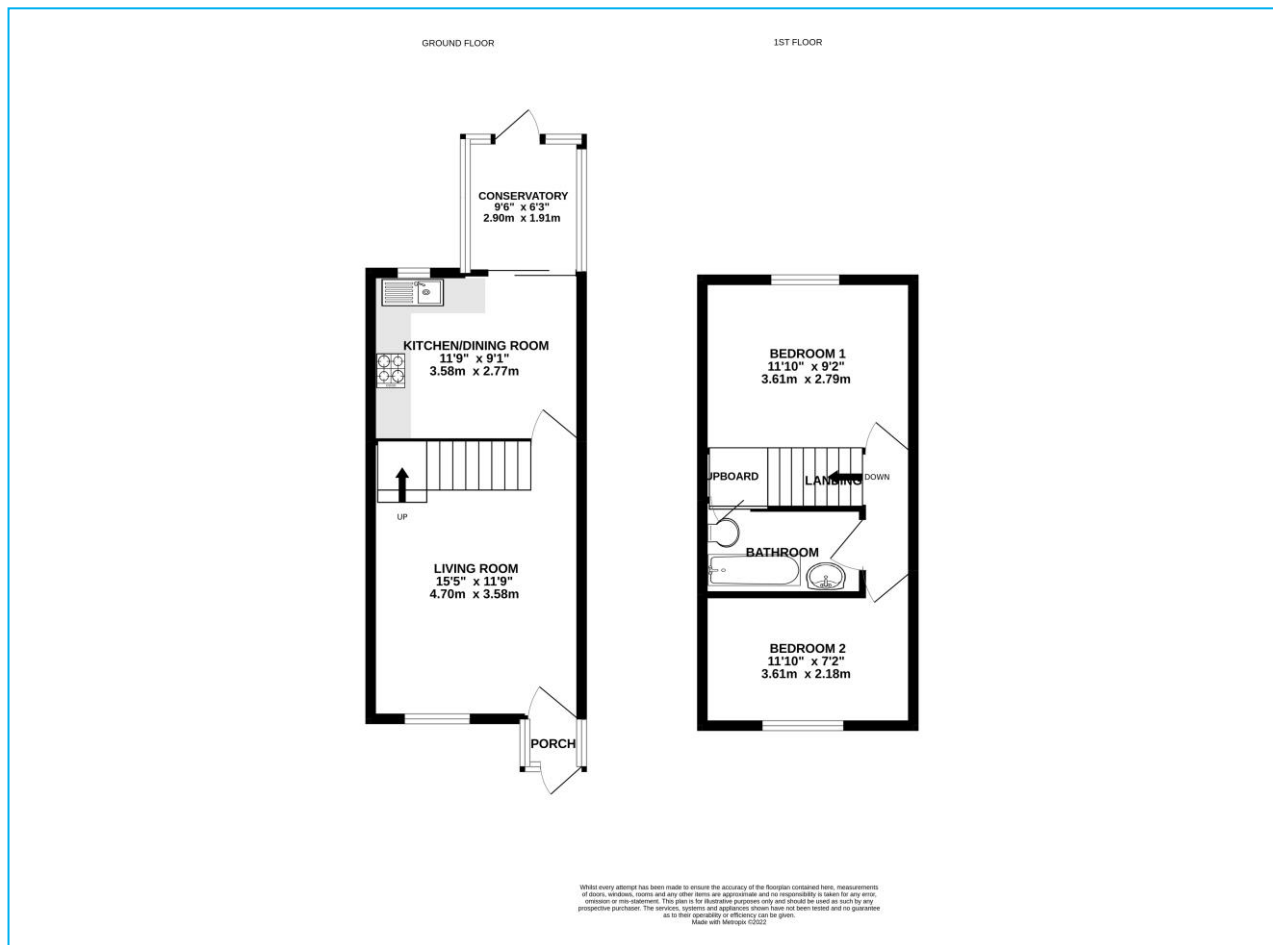
These are draft particulars and are awaiting vendors verification

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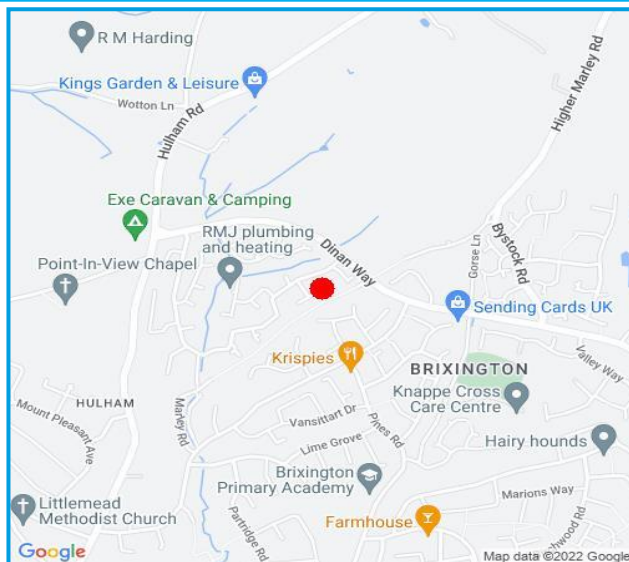
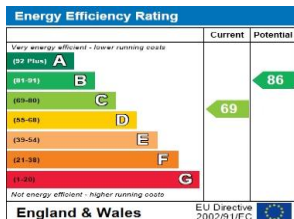
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Directions

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.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.

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