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**LINKS**  
ESTATE AGENTS

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**Guide Price £340,000**

**88 Brixington Lane, Exmouth, EX8 4JQ**



- Deceptively Spacious Semi Detached Bungalow • Gas Central Heating & Double Glazing
- Living / Dining Room, Kitchen / Breakfast Room • 3 Double Bedrooms, Bathroom & Separate WC
- Potential For Loft Conversion (STP) • Larger Than Average Garage, Driveway Parking
- Landscaped & Southerly Facing Rear Garden • On Bus Route, Amenities Close By, NO ONWARD CHAIN



## Accommodation

uPVC double glazed front entrance door leading to:

### Entrance Porch

Obscure glazed door, with matching pane to side, leading to:

### Entrance Hall

Access to insulated and boarded loft space, via trap door with ladder, which also has a window to side. The attached property has a loft conversion so, subject to gaining the usual planning consents, the loft could be converted to provide further living accommodation. Useful cloaks storage cupboard that also houses the electric meter and trip switch fuse box. Wall mounted central heating thermostat. Radiator. Airing cupboard, with heated towel rail, with heated towel rail and slatted shelving. Doors leading to all rooms.

### Living / Dining Room 19'11" (6.07m) x 16'0" (4.88m)

Window to front. Electric fire with in a fireplace surround. 2 radiators.

### Kitchen / Breakfast Room 15'11" (4.85m) x 14'5" (4.39m)

Door leading to rear porch. Window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. The electric cooker and washing machine in situ are included in the sale. Space for freestanding fridge / freezer etc. Radiator. Useful pantry and storage cupboard.

### Rear Porch

uPVC double glazed external door leading to rear garden. Storage cupboard that has the gas fired condensing boiler that supplies the central heating and domestic hot water, gas meter.

### Bedroom 1 13'11" (4.24m) x 11'0" (3.35m)

Window to front. Built - in double wardrobe. Radiator.

### Bedroom 2 13'11" (4.24m) x 9'6" (2.9m)

Window to side. Built - in double wardrobe. Radiator.

### Bedroom 3 10'10" (3.3m) x 9'7" (2.92m)

Window to rear. Vanity wash hand basin. Radiator.

### Bathroom

Obscure glazed window to rear. Coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and tiled splashbacks. Heated towel rail. Shaver socket.

### Cloakroom

Obscure glazed window to rear. Coloured suite of low level WC. Tiled splashback's.





### Externally

The Front Garden is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Double wrought iron gates leads to a driveway that provides off road parking for 2 motor vehicles and leads to:

### Garage 24'9" (7.54m) x 8'6" (2.59m)

Up and over door to front. uPVC double glazed window to rear. uPVC double glazed external door leading to rear garden. Power and light connected.

### Rear Garden

The enclosed, easy to maintain and Southerly facing Rear Garden is laid mainly to patio being ideal for outdoor dining and sitting during the fine weather. The remainder is then planted with shrub and herbaceous beds and borders. Timber panelled fenced boundaries. Outside water tap. Front pedestrian access to side of property via garden gates.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Owned Solar panels are fitted. Council Tax Band D

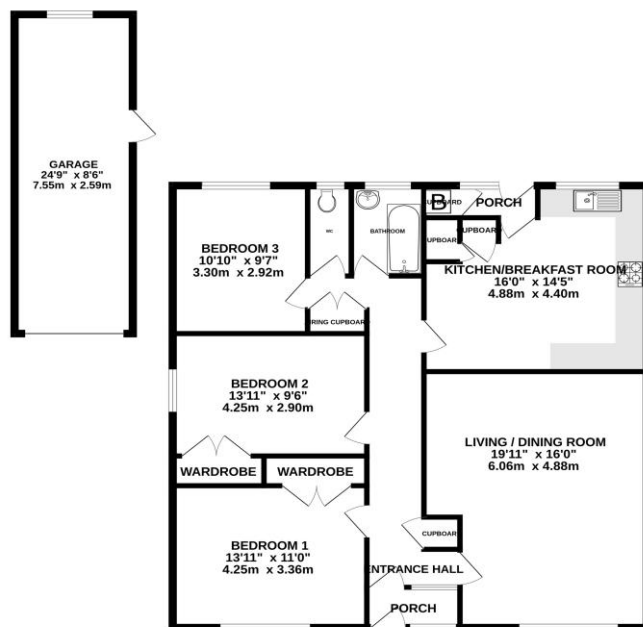
### Mortgage Assistance

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)

## GROUND FLOOR




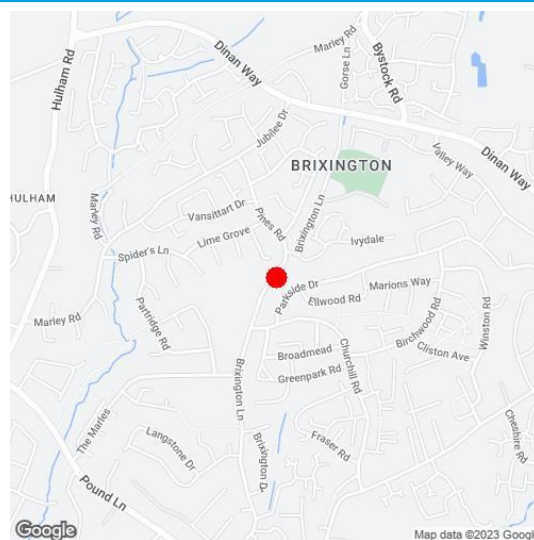
BRIXINGTON LANE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 12.0.2.1

## Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Continue on into Brixington Lane, passing the school where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>86</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>			<b>74</b>
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			



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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.