

Guide Price £295,500
23 Bradford Close, Exmouth, EX8 5PF



- Semi Detached Bungalow In Cul-De-Sac Location • Handy For Local Shops, Doctors, Pharmacy & Bus Stops • Gas Central Heating & Double Glazing • Living / Dining Room, Kitchen • uPVC Double Glazed Conservatory • 2 Bedrooms & Shower Room • Detached Garage, Driveway, Easy To Maintain Gardens • NO ONWARD CHAIN



Accommodation

Composite front entrance door leading to:

Entrance Porch

Useful storage cupboard that also has the gas fired Combi boiler that supplies the central heating and domestic hot water. Wall mounted electric fuse box. Obscure glazed door leading to:

Living / Dining Room 15'11" (4.85m) x 10'5" (3.18m)

uPVC double glazed window to front. Fitted electric fire within the fireplace having a marble back and hearth. Radiator. Door leading to inner hallway and open to:

Kitchen 11'0" (3.35m) x 5'0" (1.52m)

uPVC double glazed window to side. Cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash back's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter above. Space and plumbing for washing machine. Further space, in recess, suitable for freestanding fridge / freezer etc.

Inner Hall

Smoke alarm. Doors leading to both bedrooms and shower room.

Bedroom 1 13'2" (4.01m) x 8'10" (2.69m)

uPVC double glazed window to rear overlooking conservatory. Radiator.

Bedroom 2 9'4" (2.84m) x 7'10" (2.39m)

uPVC double glazed French doors leading to conservatory. Access to insulated loft space. Radiator. Wall mounted central heating thermostat for the underfloor heating in the shower room.

Conservatory 11'10" (3.61m) x 7'10" (2.39m)

uPVC double glazed external doors leading to rear garden with uPVC double glazed windows to rear and either side. Tiled flooring.

Shower Room

Obscure uPVC double glazed window to side. White suite comprising shower cubicle with thermostatically controlled shower unit, low - level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Under floor heating.

Externally

There is an easy to maintain and open plan Front Garden which is laid to shingle and planted with various shrubs, there is also a patio area immediately adjacent the property. A long driveway, which has the outside meter boxes and cold water tap, provides ample off road parking for several motor vehicles and leads to:

Garage 18'5" (5.61m) x 9'0" (2.74m)

Up and over door front. uPVC double glazed window to side. Power and light connected.

Rear Garden

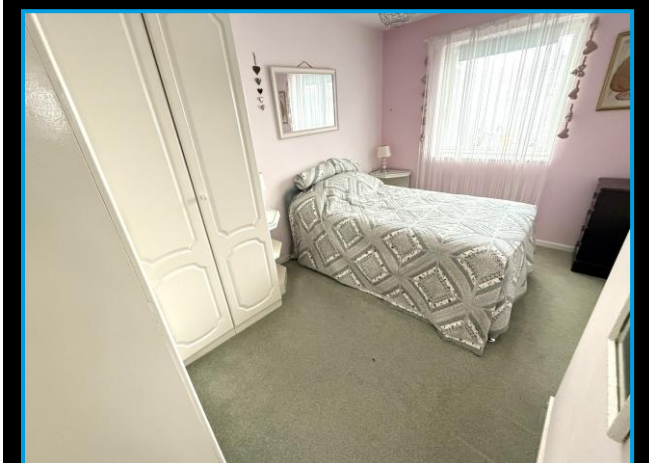
There is an enclosed Rear Garden which again has ease of maintenance in mind being laid mainly to shingle with a patio area. Timber panelled fence boundaries. Front pedestrian access to side of property.

Tenure

The property is FREEHOLD

Services

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



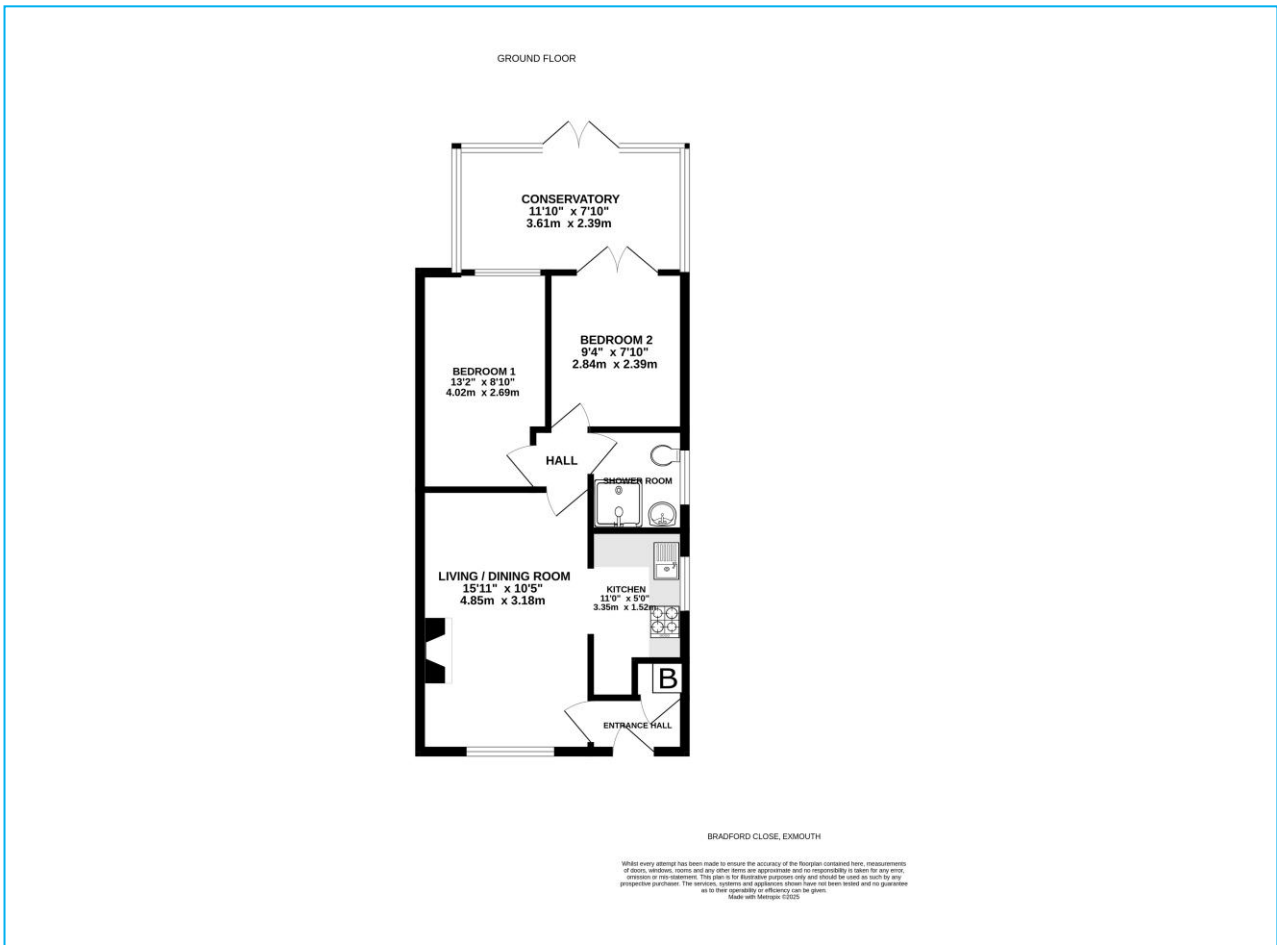


Mortgage Assistance

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

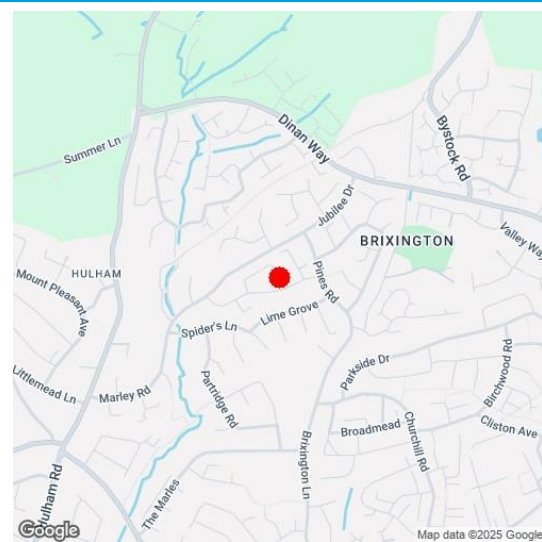
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Directions

From our prominent Town Centre office, proceed out of town along Marine Way and into Exeter Road. After passing 2 sets of traffic lights, turn right into Hulham Road. Proceed over the roundabout and turn right into Marley Road. Take the fifth right into Vansittart Drive and then second left into Bradford Close. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A	90
B	
C	
D	
E	
F	
G	
71	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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.