

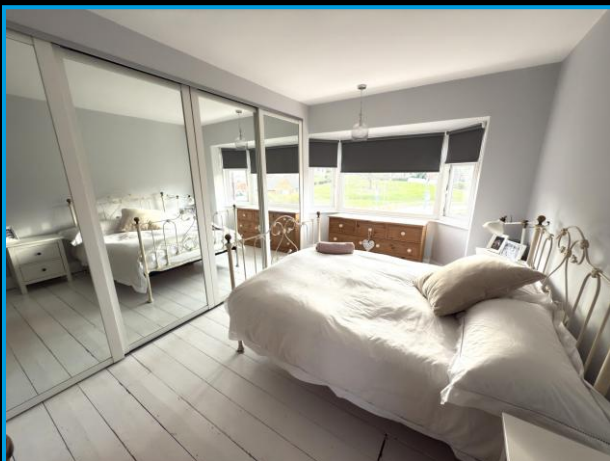
**Guide Price £475,000**

**85 Bradham Lane, Exmouth, EX8 4AL**



- Well Presented, 3 - 4 Bedroom, Semi Detached House • Gas Central Heating & Double Glazing
- Bay Fronted Sitting Room, Ground Floor Bedroom 4 / Study • Large Kitchen / Dining / Family Room, Utility / Cloakroom
- 3 First Floor Bedrooms, Bathroom & Cloakroom • Potential Loft Conversion (Subject To Correct Planning Permissions)
- Ample Driveway Parking For Several Vehicles • Enclosed Rear Garden Including Pizza Oven





## Accommodation

### Ground Floor

Step up to hardwood front entrance door, with stained glass window and outside lighting, beneath external porch, that leads to:

#### Entrance Hall

Staircase rising to first floor with useful under the stair storage cupboard that also has the electric meter and trip switch fuse box. Wall mounted central heating thermostat. Radiator. Wooden flooring. Doors leading to kitchen / dining / family room, bedroom 4 / study and:

#### Sitting Room 15'4" (4.67m) Into Bay x 11'5" (3.48m)

Walk - in uPVC double glazed bay window to front with fitted window shutters. Focal point of log burner, within a fireplace, having exposed brick chimney breast and tiled hearth. Radiator. Wooden flooring,

#### Study / Bedroom 4 12'10" (3.91m) x 10'11" (3.33m)

uPVC double glazed window to front. Focal point of Wood burner (currently not connected) within a fireplace having exposed bricks and tiled hearth. Radiator. Wooden flooring.

#### Kitchen / Dining / Family Room 24'3" (7.39m) Max x 18'7" (5.66m) Max

uPVC double glazed French doors leading to rear garden with windows to either side. 2 skylights. Modern fitted cupboard and drawer storage units with wooden work surfaces and tiled splash backs. Ceramic one and a half bowl sink with single drainer unit and mixer tap. The range style cooker in situ is included in the sale, fitted into chimney recess. Space and plumbing for dishwasher. Further space under worktop for appliance. Space for American style fridge / freezer etc. Tiled flooring with under floor heating in the dining area. Feature exposed brick wall. Radiator. Door leading to:

#### Utility / Cloakroom

Obscure uPVC double glazed window to rear. Modern fitted white suite with low level WC and vanity wash hand basin. Space and plumbing for washing machine and further space for appliances. Tiled flooring. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

Obscure uPVC double glazed window to side. Access to insulated and part boarded loft space, via trap door with ladder, that subject to gaining the usual planning consents, could be converted to provide further living accommodation if required. Doors leading to:

#### Bedroom 1 15'3" (4.65m) Into Bay x 9'4" (2.84m) To Wardrobe

Walk - in uPVC double glazed bay window to front. Good range of fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Exposed floorboards.

#### Bedroom 2 12'11" (3.94m) x 10'10" (3.3m)

2 uPVC double glazed windows to front. Radiator. Exposed floorboards.

#### Bedroom 3 11'1" (3.38m) x 8'4" (2.54m)

uPVC double glazed window to rear. Radiator. Exposed floorboards



### Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Pedestal wash hand basin. Heated towel rail. Extractor fan.

### Cloakroom

Obscure uPVC double glazed windows to rear. White suite of low level WC.

### Externally

The property is approached via an extensive driveway that provides off road parking for up to 4 motor vehicles with the remainder being easy to maintain gardens consisting of raised shrub beds and rockery. Driveway also leads to the front entrance door.

### Rear Garden

The property has an enclosed Rear Garden consisting of a patio area adjacent the property, with a further to the rear of the garden, both being ideal for outdoor dining and sitting during the fine weather. There is also a brick built pizza oven on the rear patio. The remainder is then laid to lawn with shrub bed boarders. Timber panelled fenced boundaries. Outside lighting. Outside power points. Outside water tap. Front pedestrian access to side of property via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

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

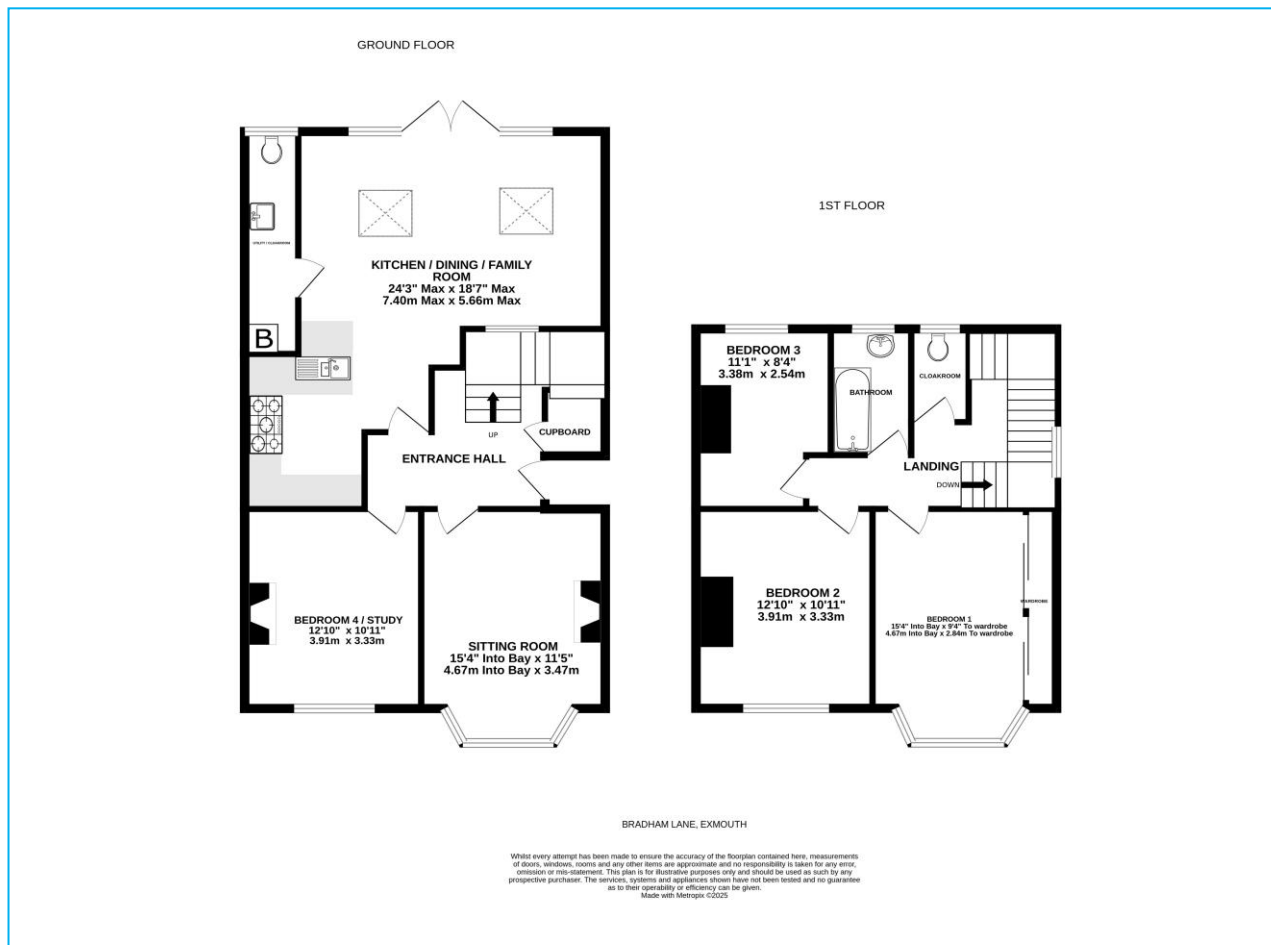
### Mortgage Assistance

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

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### Directions

From our prominent Town Centre office, leave the town heading out along the Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. The property will be found on the right hand side, opposite Moorfield Road, clearly identified by our For Sale sign.

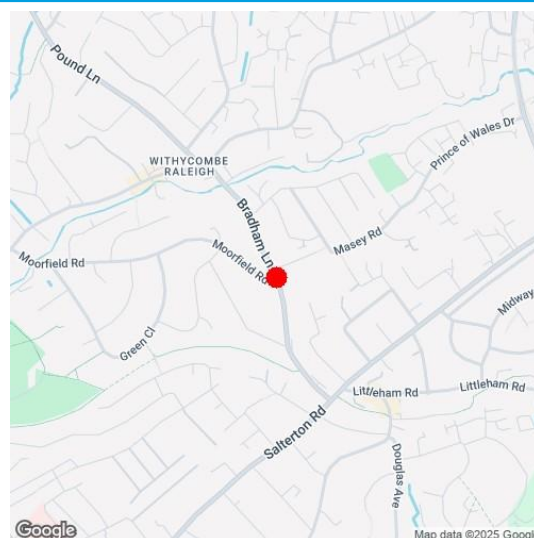
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			67
(55-68) <b>D</b>			
(39-54) <b>E</b>			55
(21-38) <b>F</b>			
(1-20) <b>G</b>			40
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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.