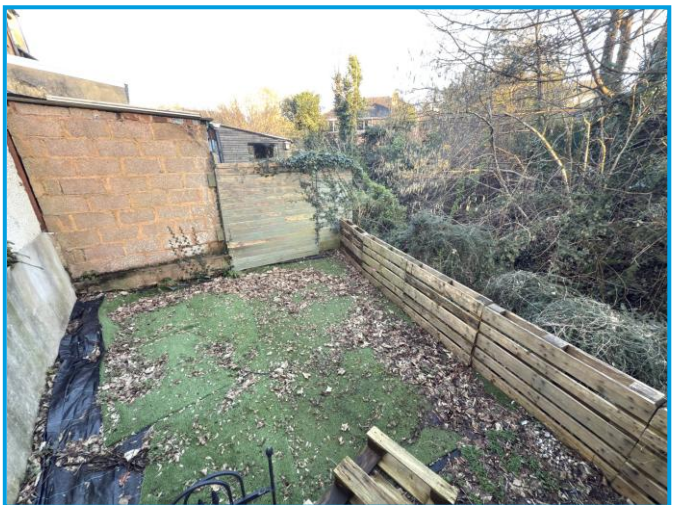


Guide Price £209,950
33 Brooklands Road, Exmouth, EX8 4BD



- Terraced House In Cul-De-Sac Location • Gas Central Heating From Combi Boiler
 - uPVC Double Glazing • Bay Fronted Living Room • Kitchen / Dining Room
- 3 First Floor Bedrooms & Bathroom • Easy To Maintain Rear Garden, On Street Parking
 - NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to obscure uPVC double glazed front entrance door leading to:

Entrance Porch

Obscure uPVC double glazed windows to front and side. Step up to half obscure glazed hardwood front entrance door leading to:

Entrance Hall

Obscure glazed window to front. Staircase rising to first floor with under stairs storage cupboard. Radiator. High level cupboard housing the electric meter and trip switch fuse box. Smoke alarm. Open to kitchen/dining room and door leading to:

Living Room 13'7" (4.14m) Into Bay x 10'5" (3.18m)

Walk - in uPVC double glazed bay window to front. Radiator. Picture rail.

Kitchen / Dining Room 16'3" (4.95m) x 10'4" (3.15m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed window to rear. 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. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Picture rail. Inset ceiling lights.

First Floor

Landing

Access to insulated loft space. Smoke alarm. Picture rail. Doors leading to:

Bedroom 1 13'7" (4.14m) Into Bay x 9'7" (2.92m)

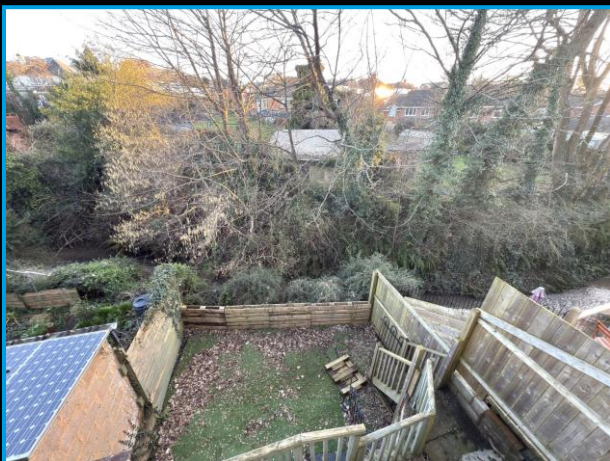
Walk - in uPVC double glazed bay window to front. Radiator. Picture rail.

Bedroom 2 10'7" (3.23m) x 9'8" (2.95m)

uPVC double glazed window to rear. Radiator. Picture rail.

Bedroom 3 6'6" (1.98m) x 6'2" (1.88m)

uPVC double glazed window to front. Radiator. Picture rail.



Bathroom

uPVC double glazed window to rear. White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Fully tiled walls. Heated towel rail.

Externally

The enclosed Front Garden is laid to lawn with wall and timber panelled fence boundaries. A couple of steps lead down to a concrete pathway which then leads to the front entrance door.

Rear Garden

There is an enclosed and easy to maintain Rear Garden. From the rear, a raised decking area with steps leading down to the garden, which is laid to artificial grass and bounded by timber panelled fencing to either side. Small storage shed adjacent patio door.

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

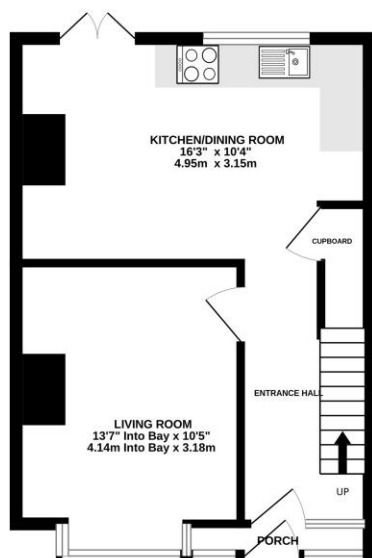
Your home may be repossessed if you do not keep up repayments on your mortgage

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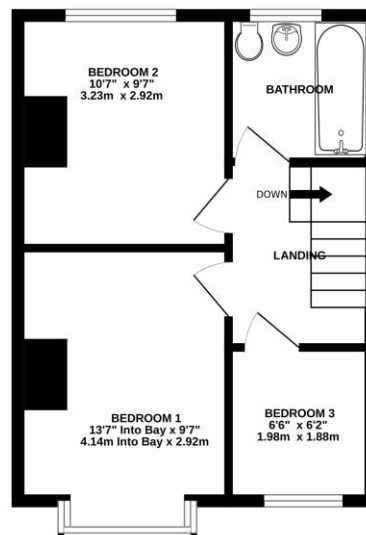
Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



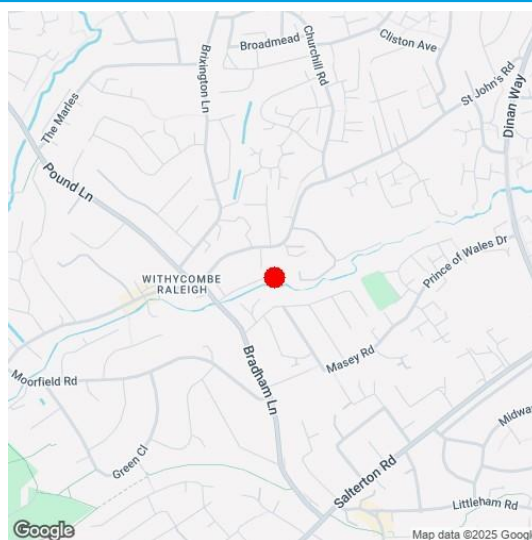
BROOKLANDS ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Directions

From our prominent Town Centre office, head up Rolle Street and turn left at the roundabout onto Salterton Road. Continue along until you reach Littleham Cross, and at the traffic lights turn left onto Bradham Lane. Before reaching the double roundabout, turn right into Brooklands Road where the property will be found at the end of the Cul-De-Sac, on the right hand side, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		35
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.