

01395 222350

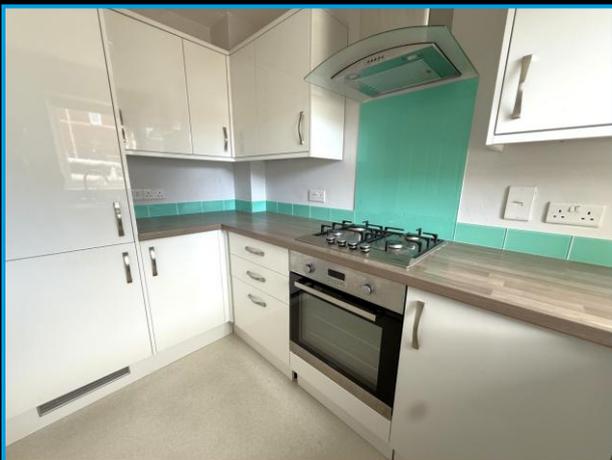
**LINKS**  
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**Guide Price £229,950**  
**34 Brittany Road, Exmouth, EX8 5SG**



- 2 Bedroom Mid Terrace House • Cul-De-Sac Location • Gas C/Heated & uPVC Double Glazed • Living / Dining Room • Modern Kitchen With Appliances • Fully Tiled Shower Room • Off Road Parking • Enclosed Rear Garden. NO ONWARD CHAIN



Pitched and tiled storm canopy that has access beneath to a part obscure uPVC front entrance door, leading to:

### Ground Floor

#### Entrance Hall

Staircase rising to the first floor. Radiator. Smoke alarm. High level electric trip switch fuse box. Coved ceiling. Door leading to the kitchen and:

#### Living / Dining Room 14'8" (4.47m) x 11'10" (3.61m)

Window to rear and double opening French doors leading out to the rear garden. Useful under stairs storage cupboard. Radiator. Coved ceiling.

#### Kitchen 9'10" (3m) x 5'9" (1.75m)

Window to front. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with work surfaces above and tiled splash backs. Built in four ring gas hob with an electric oven below and a glass splash back and a filter hood above. Integrated fridge and freezer. Space and plumbing for a washing machine. Inset stainless steel single sink and drainer unit with a mixer tap above. Radiator. Vinyl flooring. Concealed wall mounted gas fired boiler.

### First Floor

#### Landing

Access to an insulated loft space. Doors leading to all rooms, including:

#### Bedroom 1 9'11" (3.02m) Max x 8'9" (2.67m)

Window to rear. Radiator. Laminate flooring. Built in wardrobes to one wall with sliding doors, hanging rails and shelving.

#### Bedroom 2 9'7" (2.92m) Max x 8'11" (2.72m)

2 x Windows to front. Laminate flooring. Radiator. Useful built in double wardrobe with folding doors, hanging rails and shelving. Airing cupboard that houses a hot water tank and that has slatted shelving.

#### Shower Room

Fully tiled walls. Large walk in shower that has a glass splash back and an electric shower unit above. Low level WC. Wash hand basin with storage cupboards beneath and a mixer tap above. Wall mounted mirror and a wall mounted mirrored medicine cabinet. Vinyl flooring. Heater towel rail. Extractor fan.

### Externally

#### Front Of Property

To the front of the property is a paved driveway that provides off road parking for one motor vehicle. There is also a small area of shingle ideal for displaying pot plants. Outside meter boxes.

#### Rear Garden

To the rear of the property is an enclosed rear garden that has a paved patio laid immediately adjacent to the rear of the property, ideal for outdoor dining and sitting during fine weather with a retractable sun awning above. The remainder of the garden is then predominantly laid to paving and shingle with shrub bed borders to both sides, that helps to provide year round colour and interest. Timber fence boundaries.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected, Council tax band C. The



property is on a water meter.

#### **Mortgage Assistance**

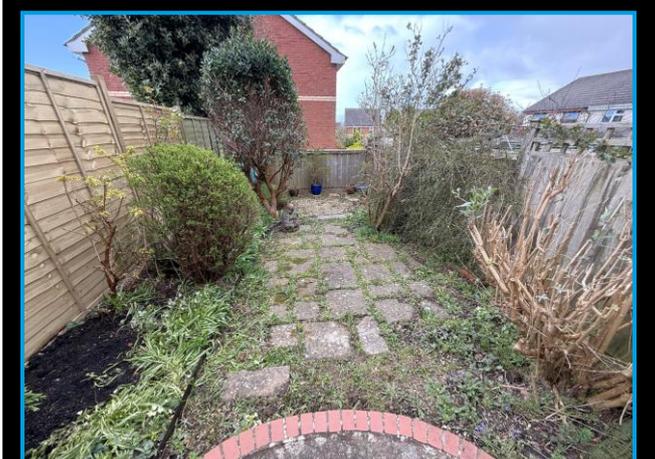
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

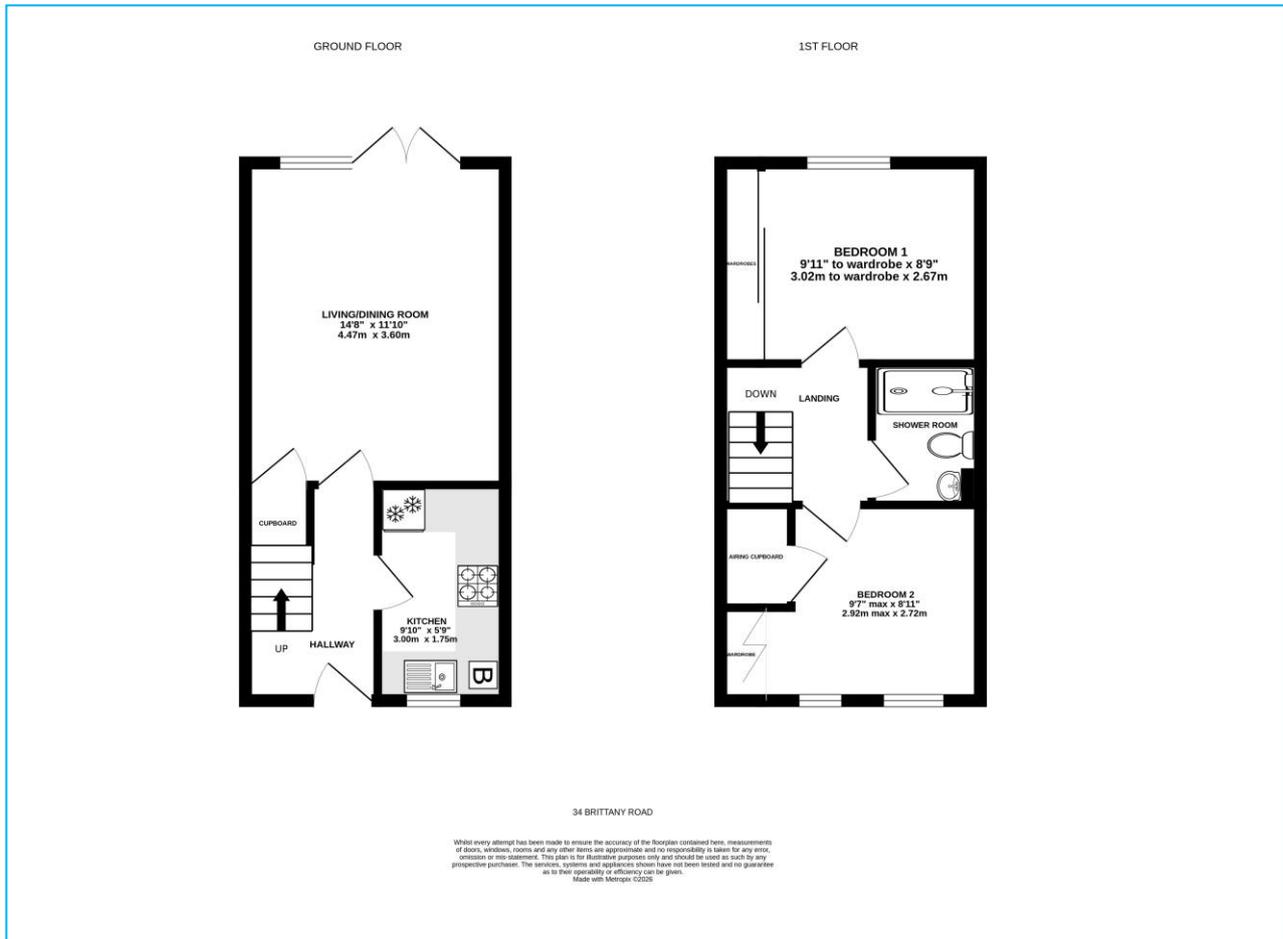
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Notes**

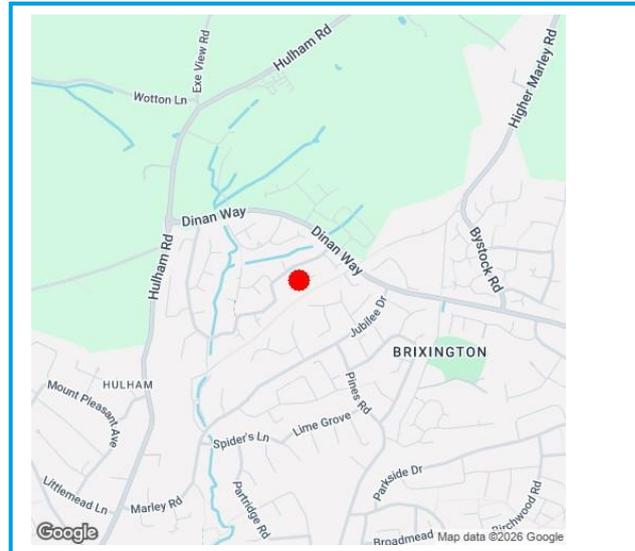
Please note, these are draft particulars and they are awaiting vendors verification





### 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](mailto: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.