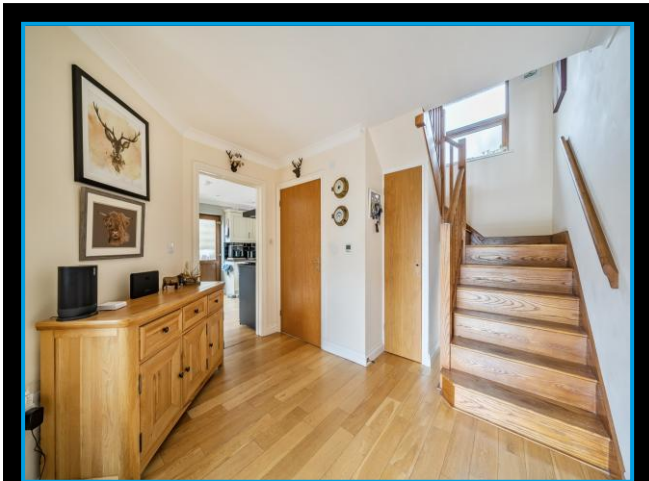


Offers in Excess of £500,000
117 Bradham Lane, Exmouth, EX8 4AJ



- Individual 5 Bed Detached Modern House • Gas Central Heating & uPVC Double Glazing
- Ground Floor Cloakroom • Living Room, Kitchen / Dining Room • Ground Floor Bedroom & En - Suite Wet Room • 4 First Floor Bedrooms, Master En - Suite & Further Bathroom
- Ample Off Road Parking, Enclosed Gardens • NO ONWARD CHAIN



Accommodation

Ground Floor

uPVC double glazed front entrance door, beneath storm porch with outside lighting and outside power points leading to:

Reception Hall

Stair case rising to first floor with walk - in under stairs storage cupboard. Wooden flooring with under floor heating. Smoke alarm. Doors leading to living room, kitchen / dining room and:

Cloakroom

Obscure glazed window to rear. White suite of low level WC and pedestal wash hand basin. Extractor fan. Wooden flooring with under floor heating.

Living Room 22'5" (6.83m) x 14'11" (4.55m)

Dual aspect having windows to front and rear. Fitted electric fire within a fireplace surround having a marble back and hearth with a wooden mantle and surround. Wooden flooring with under floor heating. Door leading to bedroom 5.

Kitchen / Dining Room 23'1" (7.04m) x 14'11" (4.55m) Max

Triple aspect having French doors to front, window to rear and external door to side. Range of cupboard and drawer storage units with Corian worktops. Inset single bowl sink unit with work top drainer and mixer tap. The Range style cooker in situ is available via separate negotiation, filter hood above. Integrated dishwasher and washing machine. The American style fridge / freezer in situ is available via separate negotiation. Wooden flooring with under floor heating.

Bedroom 5 11'9" (3.58m) x 9'0" (2.74m)

2 windows to side. Built - in wardrobe. Radiator. Inset ceiling lights. Smoke alarm. Door leading to:

En - Suite Wet Room

Thermostatically controlled shower with drainage below. White suite of low level WC and wall mounted wash hand basin. Wall mounted splash back. Heated towel rail. Extractor fan. Inset ceiling lights.

First Floor

Landing

Obscure glazed window to rear. Access to insulated loft space. Wall mounted central heating thermostat for first floor. Radiator. Smoke alarm. Doors leading to all bedrooms and family bathroom.

Bedroom 1 15'0" (4.57m) x 12'0" (3.66m) Plus Bay

Dual aspect having walk - in bay window to front and window to side. Access to eaves storage. Radiator. Telephone point. Door leading to en - suite. Good sized, walk - in wardrobe with airing cupboard that houses the gas central heating boiler and hot water tank.

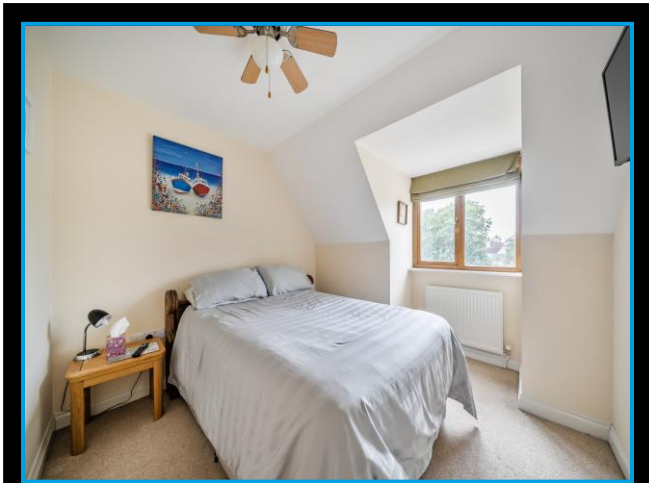
En - Suite

Dual aspect having an obscure glazed window to side and a Velux window to rear. White suite comprising double shower tray with splash screen door and thermostatically controlled shower unit. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Bedroom 2 12'2" (3.71m) x 8'8" (2.64m) Plus Bay

Dual aspect having walk - in bay window to front, window to side. Radiator. Access to eaves storage.





Bedroom 3 9'7" (2.92m) x 8'8" (2.64m) Plus Bay

Walk - in bay window to front. Radiator.

Bedroom 4 9'9" (2.97m) x 7'1" (2.16m)

Window to side. Radiator. Telephone point.

Bathroom

Velux window to rear. White suite of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Externally

The property is approached via electrically operated double gates that gives access to a driveway and turning area for up to 3 motor vehicles. This in turn leads to:

Store Room 9'7" (2.92m) x 3'1" (0.94m)

Remote controlled roll up and over door to front. Wall mounted electric trip switch fuse box.

Gardens

They are primarily to the front, consisting of a patio area adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Outside meter boxes. Apple and pear trees. Rear pedestrian access to either side of the property where there are raised shrub beds.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

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

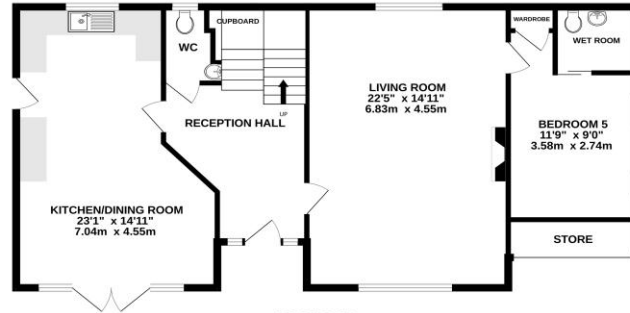
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Agents Note

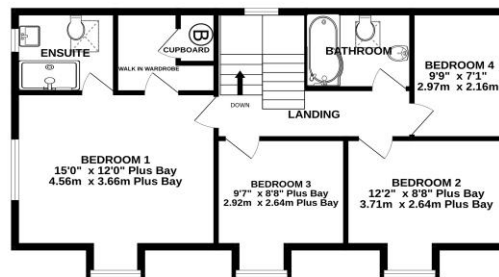
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



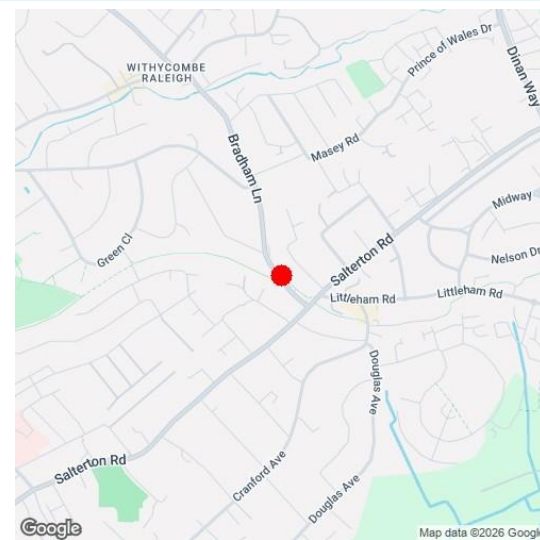
BRADHAM LANE, EXMOUTH

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, 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, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-58) F (1-20) G Not energy efficient - higher running costs	
82	85
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.