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LINKS
ESTATE AGENTS

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Guide Price £220,000
10 Brackendale, Exmouth, EX8 5SF



- 2 Bedroom Corner Link Property • Situated Within A Popular Cul-De-Sac Location
- Gas Centrally Heated & uPVC Double Glazed • Living Room & Modern Fitted Kitchen
 - 2 First Floor Bedrooms (1 Double & 1 Single) • Fitted Bathroom
- Enclosed Rear Garden With Sunny Aspect • 2 Allocated Parking Spaces.



A uPVC double glazed front entrance door with an inset obscure window, beneath a pitched storm canopy, leading to

Ground Floor

Entrance Hall

Useful storage cupboard with sliding doors. Vinyl flooring. Coved ceiling. High level electric trip switch fuse box. Smoke alarm. Radiator. Doors leading into the kitchen and door leading to:

Living Room 13'6" (4.11m) Max x 10'10" (3.3m) Max

Staircase rising to the first floor. Fully glazed uPVC French doors leading out to the enclosed rear garden. Radiator. Coved ceiling. Wall mounted thermostat. Useful under stairs recess.

Kitchen 8'10" (2.69m) x 6'8" (2.03m)

Dual aspect room with windows to side and rear. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Stainless steel single bowl sink and drainer unit with mixer tap above. Built in four ring gas hob with an electric oven below and a stainless steel splash back and extractor hood above. Space and plumbing for a washing machine. Small breakfast bar area. Radiator. The freestanding fridge / freezer in situ is included in the sale. Wall mounted gas fired boiler. Vinyl flooring.

First Floor

Landing

Access to an insulated and part boarded loft space via trapdoor with ladder. Coved ceiling. Smoke alarm. Doors leading to all rooms, including:

Bedroom 1 9'11" (3.02m) x 8'10" (2.69m) Plus Alcove

Window to rear. Coved ceiling. Radiator. Built - in double wardrobe. Airing cupboard that has slatted shelving and that houses the hot water tank.

Bedroom 2 8'10" (2.69m) Max x 6'10" (2.08m) Max

Window to rear. Radiator. Coved ceiling.

Bathroom

Obscure glazed window to side. Fitted suite comprising of a panelled bath that has an electric shower unit above, splash backs to ceiling height and a shower curtain. Low level WC. Pedestal wash hand basin. Vinyl flooring. Coved ceiling. Radiator. Extractor fan.



Externally

Front Of Property

To the front of the property is a very small area of garden that is laid to shingle, ideal for displaying pot plants. Outside gas and electric metre boxes.

Parking

Located close by, to the front of the property are 2 allocated off road parking spaces (clearly marked).

Rear Garden

To the rear of the property is a fully enclosed and easy to maintain rear garden that enjoys a sunny aspect. The garden is predominantly laid to a paved patio that provides the ideal area for outdoor dining and sitting during fine weather. Small area of shingle. Small timber storage shed. Timber fenced boundaries. Pedestrian access to the side of the property via timber garden gate. Outside water tap, power point and lighting.

Tenure

The property is FREEHOLD

Services

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

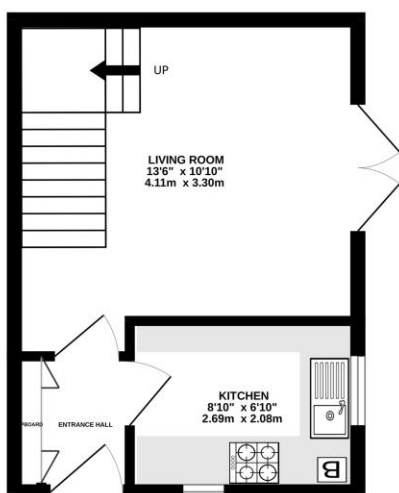
Mortgage Assistance

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

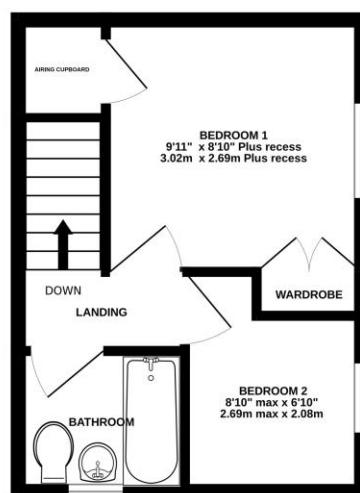
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



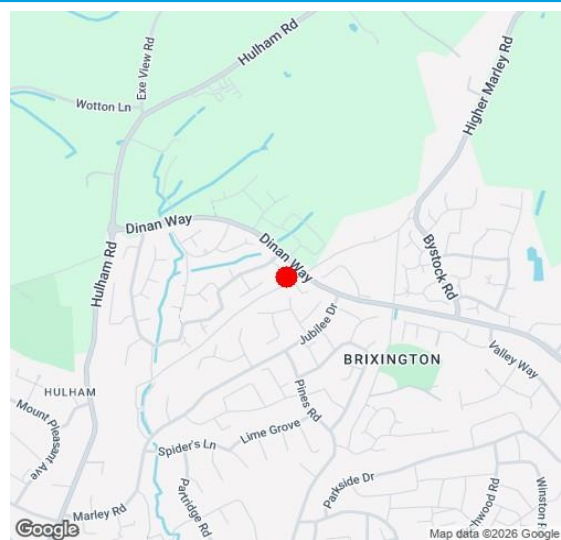
10 BRACKENDALE, EXMOUTH

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 down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right onto Dinan Way, then take the 3rd right into Byron Way. Brackendale is the first turning on the left. The property will be found at the top of the cul-de-sac on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(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.