



Guide Price £410,000
99a Bradham Lane, Exmouth, Devon, EX8 4AJ



A detached three-bedroom chalet style house with an attractive garden and a substantial detached garage with an adjoining car port.

- Spacious sitting room and separate sunroom
- Modern kitchen and separate dining room
- Ground floor bathroom/wc
- 3 First floor bedrooms -main with en-suite
- Gas central heating and UPVC double glazing
- Large attractive front garden and a feature rear terrace laid to timber decking.
- Detached garage with adjoining carport
- COUNCIL TAX BAND =D
- EPC =D

Worth viewing because.

The property is situated in a convenient location close to local shops, schools and bus routes. An early viewing is highly recommended.

In more detail

This appealing modern detached chalet style house occupies an elevated site set back off Bradham Lane with a good size private front garden. The accommodation offers generous size rooms and is extremely versatile. On the ground floor an entrance hall providing access to a useful sun room with double glazed sliding patio doors leading out to the front garden. Beyond the sun room is a large sitting room, ground floor bathroom/wc, dining room and a modern kitchen having a built-in oven and hob as well as a dishwasher. A first floor landing then provides access to three bedrooms with the main bedroom having its own en-suite shower room/wc. Other features include gas central heating and UPVC double glazing. The property is approached by a small shared driveway and to the rear of the house is a substantial detached garage with an adjoining car port. There is also a feature rear terrace laid to timber decking.

The coastal town of Exmouth

"The property is situated in a convenient location and nearby are a good range local shops at Littleham Cross as well as Tesco's Supermarket, bus routes and school at both primary and secondary level. The property is also within approximately one and a half miles of Exmouth town centre and seafront, with

all local amenities close-by. For keen walkers, there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and enjoyment of all the area has to offer."

Bear in mind

This individual detached chalet style house is situated towards the higher end of Bradham Lane being elevated from the road with a large reasonably level private front garden and detached garage and adjoining car port.

Directions

Leave Exmouth town centre along Rolle Street/ Rolle Road. At the roundabout, take the first exit onto Sallerlon Road/83178. Follow this road for approximately one mile turning left onto Bradham Lane shortly after the petrol garage and traffic lights. This property will then be found a short way down Bradham Lane on the right hand side.

What3words final.crazy.echo

Room Sizes

Sunroom

11' 8" (3.56m) x 10' 6" (3.20m):

Sitting room

18' 3" (5.56m) x 11' 3" (3.43m):

Dining room

11' 5" (3.48m) x 10' 2" (3.10m):

Kitchen

10' 2" (3.10m) x 8' 10" (2.69m):

Bedroom 1

13' 9" (4.19m) x 11' 4" (3.45m):

Bedroom 2

13' 9" (4.19m) x 11' 4" (3.45m):

Bedroom 3

10' 10" (3.30m) x 6' 10" (2.08m):

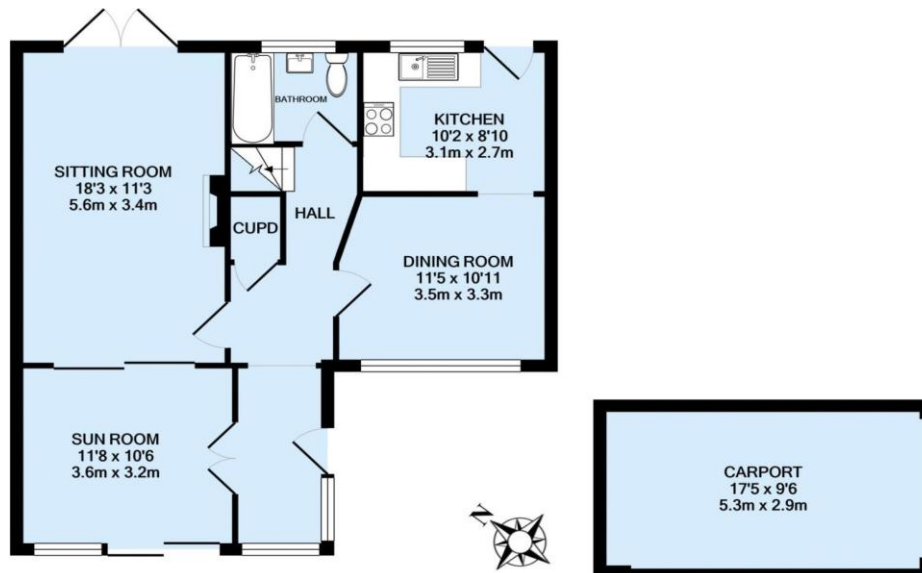
Carpport

17' 5" (5.31m) x 9' 6" (2.90m):

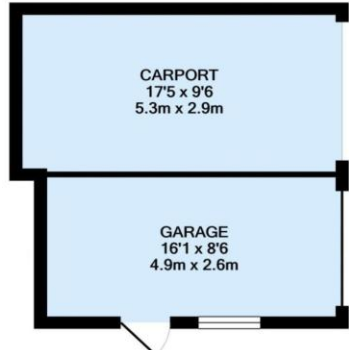
Garage

16' 1" (4.90m) x 8' 6" (2.59m):

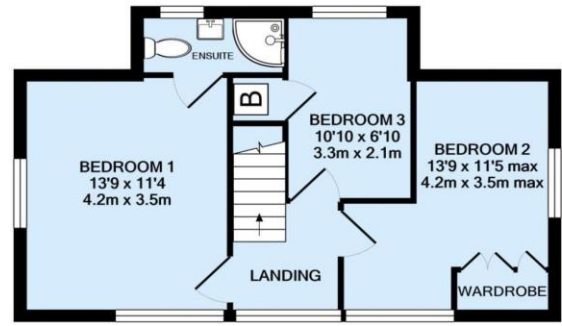




GROUND FLOOR

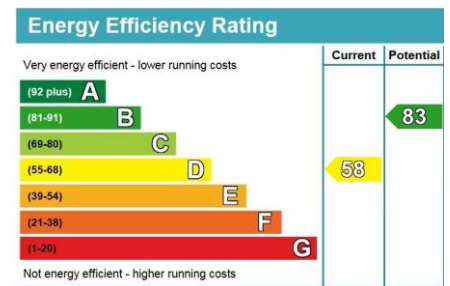


GARAGE



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2021



Telephone:
 01395 265530
 Email:
 exmouth@hallandscott.co.uk
 Website:
 www.hallandscott.co.uk
 Address:
 Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

