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12 Broadmead, Exmouth, EX8 4JU

GUIDE PRICE
£285,000
TENURE Freehold



A Semi Detached Bungalow Enjoying Convenient Location Just A Short Distance From Brixington Shopping Parade And Bus Services To And From The Town Centre

Entrance Hall * Kitchen * Lounge/Dining Room * Two Bedrooms
Bathroom/Wc * Double Glazed Windows * Gas Central Heating
No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Double glazed front door with patterned glass window inset with matching picture window side screen to:

ENTRANCE HALL: Radiator, cupboard housing electric consumer unit and meter.

KITCHEN: 3.33m x 2.16m (10'11" x 7'1") Fitted with a range of patterned worktops with cupboards, inset one and a half bowl single bowl sink unit with mixer tap, drawer units, plumbing for automatic washing machine and appliance spaces beneath worktops, inset four ring electric hob with built-in oven below and stainless steel chimney style extractor hood over, tiled surrounds, wall mounted cupboards, two upright larder style cupboards one of which houses the gas boiler for hot water and central heating, uPVC double glazed window to side aspect, uPVC double glazed door with patterned glass to outside, recessed ceiling spotlighting.

LOUNGE/DINING ROOM: 4.88m x 3.76m (16'0" x 12'4") With uPVC double glazed window to front aspect, two radiators, TV point, tiled fireplace with matching hearth housing electric living flame fire, door to:

INNER HALLWAY: With access to loft space. Coats cupboard.

BEDROOM 1: 4.62m x 2.72m (15'2" x 8'11") Radiator, uPVC double glazed window to rear aspect.

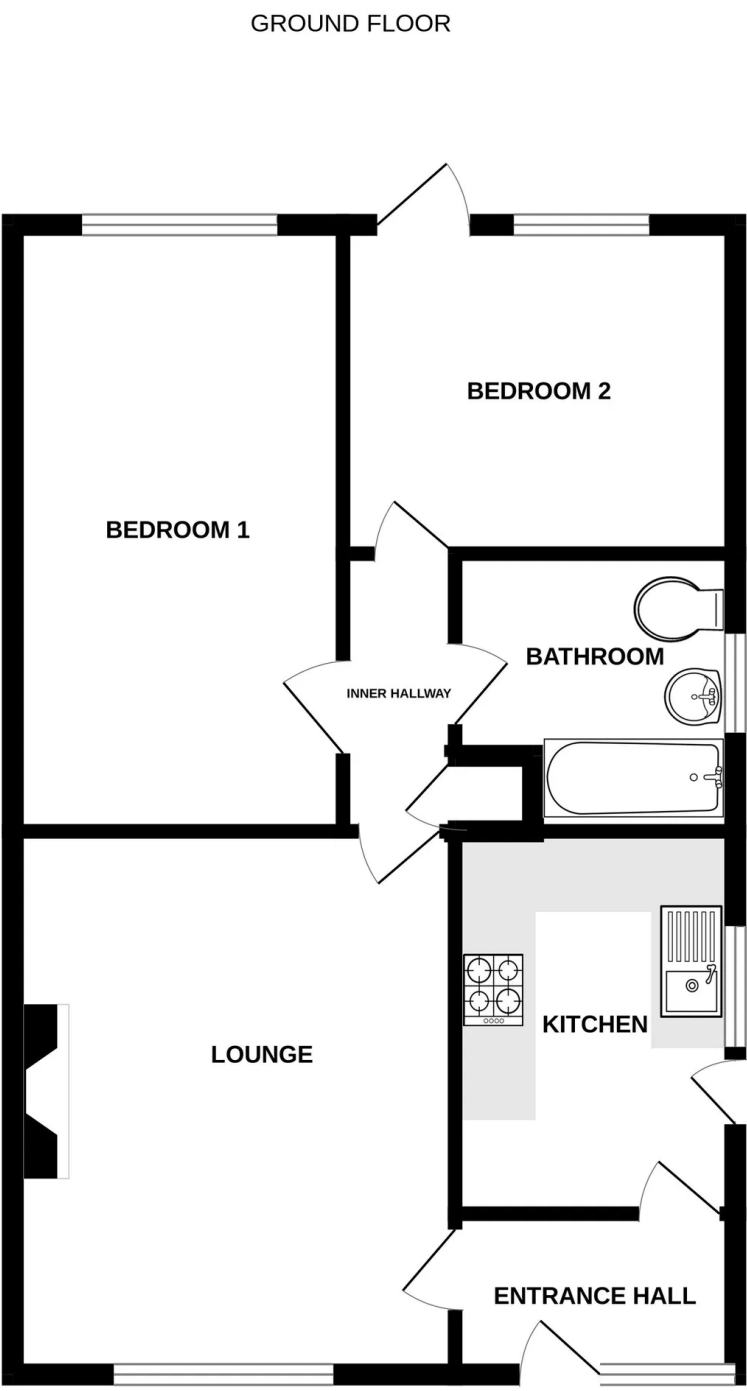
BEDROOM 2: 10'7 x 8'9 Radiator, uPVC double glazed window to rear aspect and uPVC double glazed door giving access into the rear garden.

BATHROOM/WC: 2.29m x 1.85m (7'6" x 6'1") Comprising of bath with shower unit over having detachable shower head hose and fixed rainfall shower head hose, shower curtain and rail, pedestal wash hand basin, WC, tiling to splash prone areas, mirror fronted medicine cabinet, radiator, shaver socket, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is an attractive garden laid to lawn edged with shrub beds and decorative stone central flower bed. Long driveway provides ample parking with double wrought iron gates, outside cold water tap, through to the GARAGE. A wooden side gate gives access through to the rear garden and the rear garden enjoys a sunny Southerly aspect comprising of patio sun terrace, vegetable plots, patio areas, GREENHOUSE and **GARDEN ROOM:** 4.83m x 3.35m (15'10" x 11'0") approximate measurement. Having double glazed window.

GARAGE: 5.49m x 2.74m (18'0" x 9'0") Up and over door, power and light connected.

FLOOR PLAN:



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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