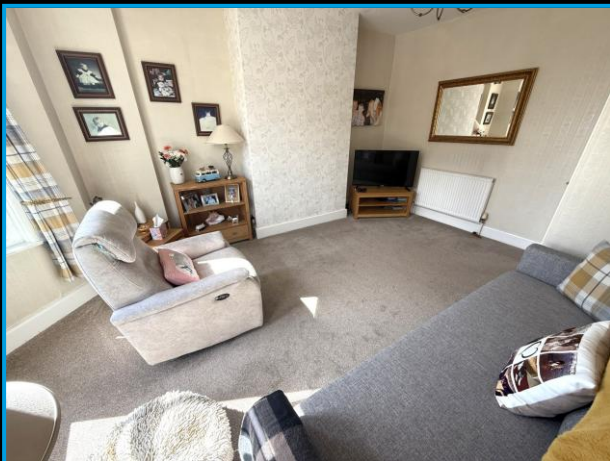


Guide Price £185,000

Flat 1, 62 Lyndhurst Road, Exmouth, EX8 3DT



- Ground Floor Flat In Popular Location • Level Walk To Town Centre, Train Station & Phear Park
- Gas Central Heating & Double Glazing (Where Stated) • Bay Fronted Sitting Room / Bedroom 2
 - Living / Dining Room, Separate Kitchen • Useful Utility Room, Bathroom & Master Bedroom
 - Good Sized Garden To Rear • Long Lease Plus Freehold To Building



Accommodation

Ground Floor

Step up to communal uPVC double glazed front entrance door leading to:

Communal Hallway

High level electric meter and fuse box. Own door leading to the property.

Entrance Hall

Radiator. Useful under stairs storage cupboard which houses the gas meter. Wall mounted central heating thermostat. Doors leading to dining room, bedroom 1 and:

Sitting Room / Bedroom 2 17'0" (5.18m) Into Bay x 13'0" (3.96m)

Walk - in uPVC double glazed bay window to front. 2 radiators.

Living / Dining Room 13'10" (4.22m) x 9'10" (3m)

Window to side. Radiator. Wood panelling to dado height. Open to:

Rear Hall

Doors leading to bathroom and lean - to utility. Open to:

Kitchen 10'6" (3.2m) x 6'0" (1.83m) Plus Recess

Window to side and uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiling to walls. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Space for gas cooker. Space under worktop for fridge etc. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

Lean - To Utility 21'11" (6.68m) x 5'4" (1.63m)

Double glazed sliding patio doors leading to rear garden. Space and plumbing for washing machine. Radiator. Power and light connected.

Bedroom 1 11'3" (3.43m) x 10'4" (3.15m)

Window to rear. Fitted double wardrobe with mirror fronted sliding doors. Wall mounted storage cupboards. Radiator.

Bathroom

White suite comprising panelled bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Radiator. Extractor fan.



Externally

The property has a good sized and enclosed Rear Garden with a shingle area adjacent to the property with the remainder than being laid to lawn with a raised artificial grass / decking area and shrub bed borders. Brick wall and timber panelled fenced boundaries. Rear pedestrian access via timber garden gate. Outside lighting.

Tenure

The property is LEASEHOLD but also owns the FREEHOLD to the building which consists of 1 further property on the first floor. A 199 year lease was granted on 31st January 2018. Ground Rent of £40 per annum is paid by the first floor flat to the ground floor flat. Buildings insurance is split 50/50. All other maintenance costs are split 50/50 on an 'as and when' basis.

Services

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

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification

01395 222350

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www.linksestateagents.co.uk

GROUND FLOOR



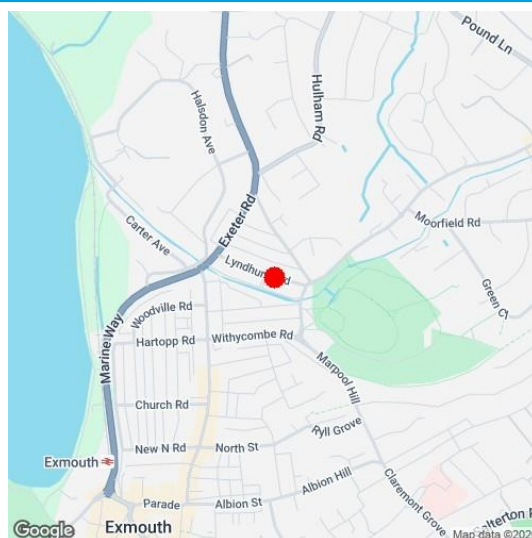
LYNDHURST ROAD

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, proceed down Rolle Street, passing The Strand Gardens, turning left and then right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Continue through the traffic lights, then turn right into Lyndhurst Road. The property will be found on the left hand side, clearly identified by our For Sale sign.

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

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