

01395 222350

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ESTATE AGENTS

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Guide Price £380,000

66 Exeter Road, Exmouth, EX8 1PY



• Town Centre 3 Storey Property • Currently Set Up As 2 x 2 bed Flats • Both Have Gas Central Heating & Double Glazing • GF: Living Room, Kitchen, 2 Bedrooms, Bathroom • FF: Living Room, Kitchen, Double bedroom, Bathroom • SF: Double Bedroom With Estuary Views • Front & Rear Gardens • NO ONWARD CHAIN - Potential Yield Of 5.4%



Accommodation

Ground Floor

Step up to uPVC double glazed communal entrance door, with outside lighting, leading to:

Communal Porch

Wall mounted electric trip switch fuse box and electric metres. Door leading to:

Communal Hall

Main entrance doors to both flats.

Ground Floor Flat

Entrance Hall

2 radiators. 2 useful storage cupboards. Smoke alarm. Laminate flooring. Access to all rooms.

Living / Dining Room 16'5" (5m) Into Bay x 12'7" (3.84m)

uPVC double glazed, walk - in, bay window to front. Fireplace feature including marble surround and mantle with a tiled hearth. Radiator. Wall mounted electric trip switch fuse box. Picture rail. Ornate coving.

Kitchen 9'2" (2.79m) x 7'1" (2.16m)

uPVC double glazed external door leading to rear garden with window adjacent. Cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel single bowl sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Radiator. Laminate flooring.

Bedroom 1 13'2" (4.01m) x 10'5" (3.18m)

Window to rear. Ornate fireplace feature within a fireplace surround. Picture rail. Radiator.

Bedroom 2 11'5" (3.48m) x 6'4" (1.93m)

Window to side. Radiator. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.

Bathroom

Obscure uPVC double glazed window side. White suite panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail.

First Floor Flat

Landing

Staircase rising to second floor. Radiator. Smoke alarm. Doors leading to kitchen, bedroom 2, bathroom and:

Living / Dining Room 16'7" (5.05m) Into Bay x 16'7" (5.05m)

Walk - in uPVC double glazed bay window to front gaining lovely views of the Exe Estuary and Haldon Hills, further window to front. Focal point of cast iron ornate fireplace. 2 radiators. Exposed floorboards.



Kitchen 9'6" (2.9m) x 9'2" (2.79m) Plus Recess

uPVC double glazed external door leading to external staircase with window adjacent. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel circular sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Exposed floorboards. Access to loft storage space. Cupboard housing the wall mounted gas fired boiler that supplies the central heating and domestic hot water.

Bedroom 2 13'2" (4.01m) x 9'3" (2.82m)

uPVC double glazed window to rear. Ornate fireplace feature. Fitted storage to either side of chimney. Radiator. Exposed floorboards.



Bathroom

Window to side. White suite comprising panelled bath with thermostatically controlled shower unit over, low - level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail.

Second Floor

Bedroom 1 15'6" (4.72m) x 12'4" (3.76m) Plus Bay

Walk - in bay window to front gaining fantastic Exe Estuary and Holdon Hill views. Ornate fireplace feature. Radiator. Access to lost storage space. Exposed floorboards.

Externally

There are gardens to the front and rear of the building that are laid mainly to lawn.



Tenure

The property is Freehold with a lease in place for the Ground Floor Flat

Services

All mains services are connected. Council Tax band B for each flat

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 Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

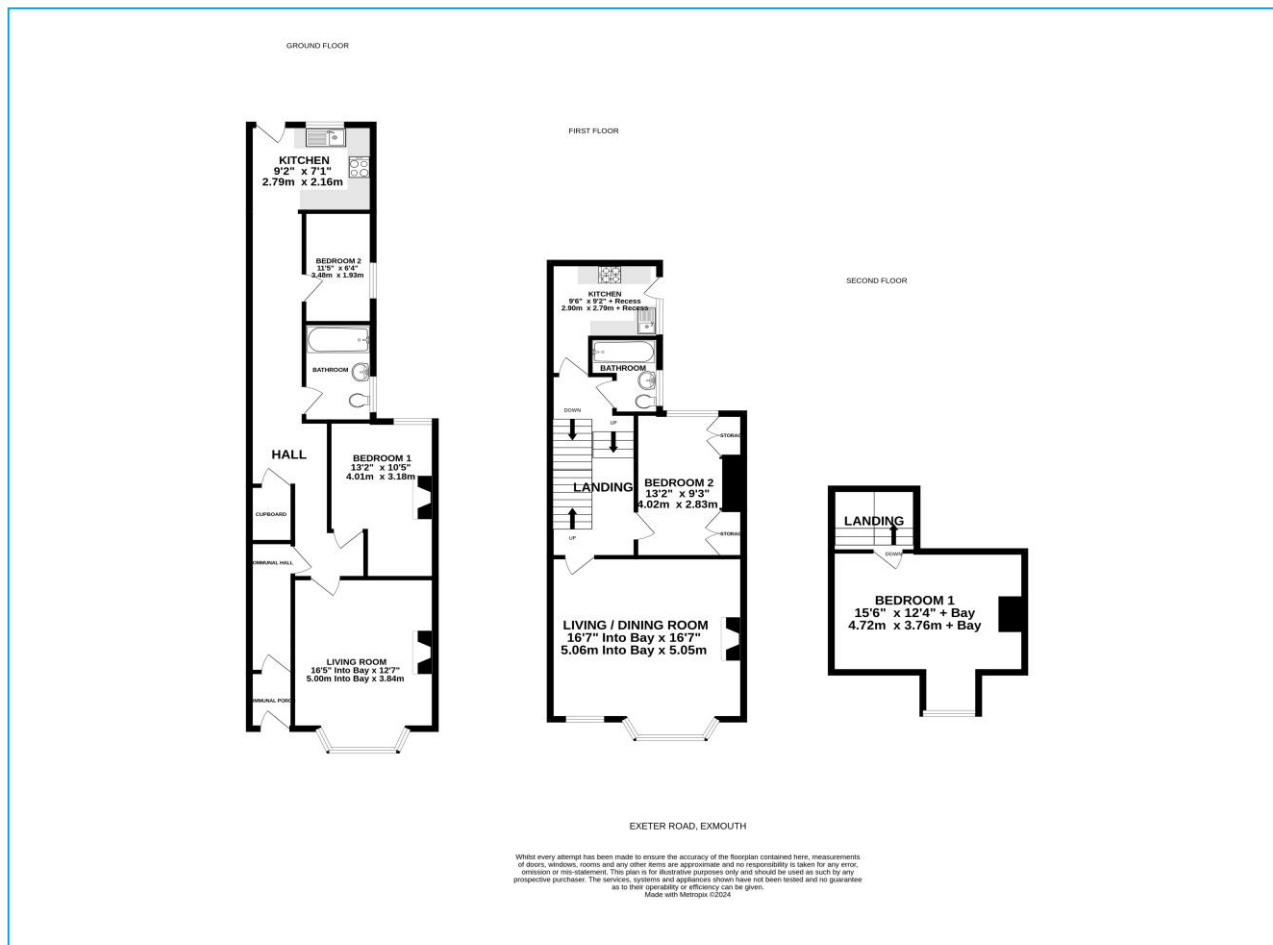
These are draft particulars and are awaiting vendors verification. We have had a local rental agency confirm that each flat could achieve £850pcm, giving a potential rental yield of 5.4%



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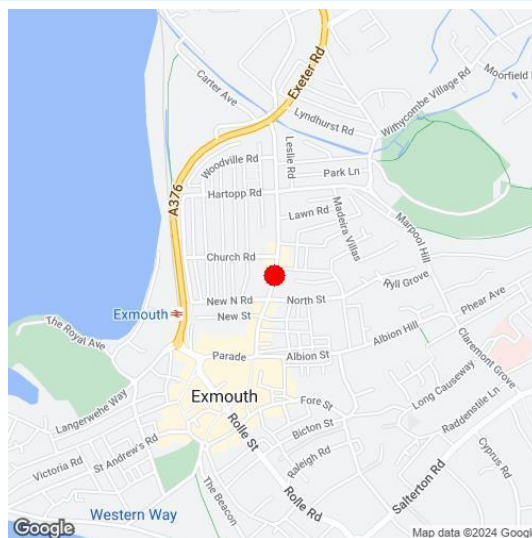
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Directions

From our prominent Town Centre office, on foot, proceed through the Magnolia shopping centre and into Exeter Road. After crossing over North Street, the property will be found on the right 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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