

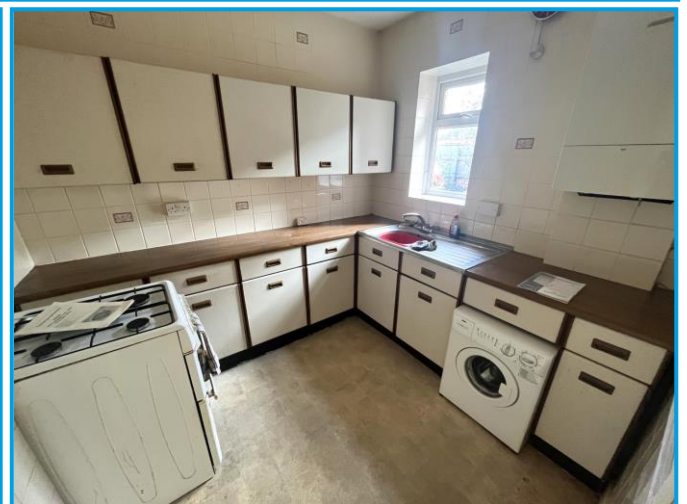
01395 222350

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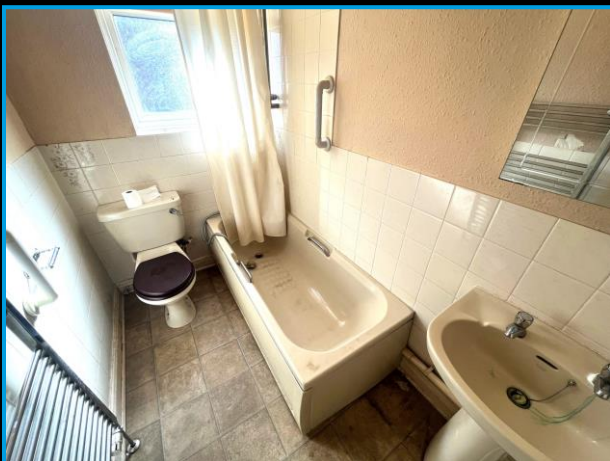
**Guide Price £139,950**

**Flat 1, 134 Exeter Road, Exmouth, EX8 1QG**



- Ground Floor Flat For Updating • Gas Central Heating From Combi Boiler
- uPVC Double Glazed Windows • Good Sized Living / Dining Room • Separate Kitchen
- 2 Bedrooms & Bathroom • New Lease Upon Completion, Edge Of Town Centre
- NO ONWARD CHAIN





## Accommodation

### Ground Floor

Step up to communal front entrance door leading to:

#### Communal Porch

Mosaic tiled flooring. Half obscure glazed door leading to:

#### Communal Hallway

Staircase rising to 1st floor level with useful under stairs storage cupboards, which we understand are for sole use of Flat 1 only. High level cupboard housing the electric metre. Own entrance door leading to:

#### Entrance Hall

Picture rail. Electric fuse box. Smoke alarm. Wall mounted central heating thermostat. Doors leading to both bedrooms, bathroom and:

#### Living / Dining Room 20'10" (6.35m) Into Bay x 15'5" (4.7m)

Walk - in uPVC double glazed bay window to side. Electric fire within a fireplace surround. Radiator. Picture rail. Ornate coving. Ceiling rose. Door leading to:

#### Kitchen 8'7" (2.62m) x 7'9" (2.36m)

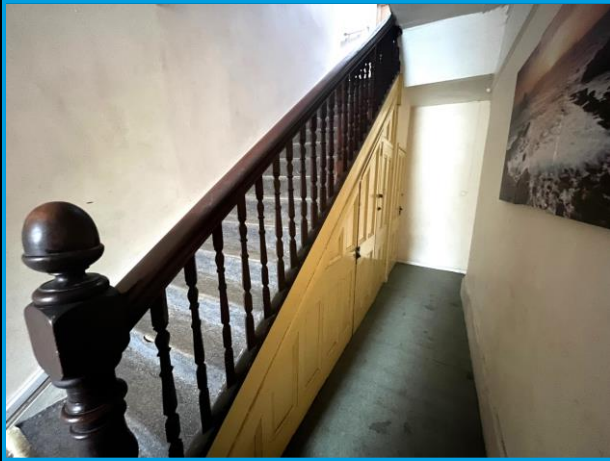
uPVC double glazed window to side. Range of cupboard and drawer storage units with roll edged surfaces and fully tiled walls. Stainless steel single sink and drainer unit with mixer tap. The Gas cooker and washing machine in situ are included in the sale. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

#### Bedroom 1 14'11" (4.55m) Into Bay x 12'11" (3.94m)

Walk - in uPVC double glazed bay window to front. Radiator. Picture rail. Ornate coving

#### Bedroom 2 11'3" (3.43m) x 6'10" (2.08m)

uPVC double glazed window to front. Radiator.



### Bathroom

Obscure uPVC double glazed window to side. Coloured suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled splashback's. Heated towel rail.

### Tenure

The property is LEASEHOLD and we understand the current lease will be extended by a further 125 years upon completion. Combined Ground Rent and Buildings Insurance of c. £300 per annum.

### Services

All mains services are connected. 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 Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Agents Note

these are draft particulars and are awaiting vendors verification

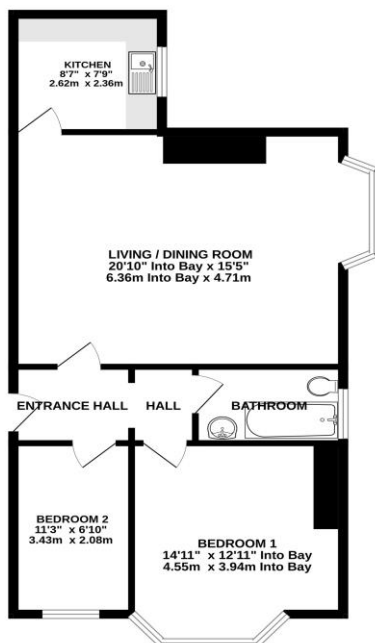


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GROUND FLOOR



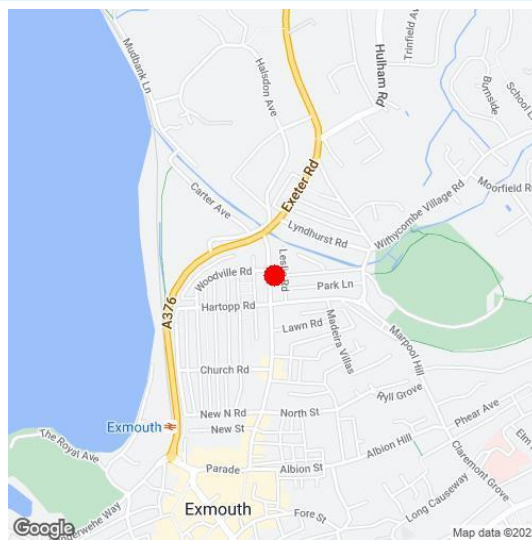
EXETER ROAD, EXMOUTH

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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Mapbox ©2023

## Directions

From our prominent Town Centre office, on foot, proceed through The Magnolia shopping centre and into Exeter Road. The property will be found on the corner with Park Road, clearly identified by our For Sale sign

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://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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