



**OFFERS IN EXCESS OF £158,000**  
**Ground Floor Flat, 43 Rosebery Road, Exmouth,**  
**EX8 1SJ**



- Well Presented Bay Fronted Ground Floor Flat • Level Access To Town Centre, Train Station & Seafront
- Living Room With Wood Burner • Modern Fitted Kitchen With Gloss Units • Two Good Size Bedrooms
- Bathroom With A White Suite • Gas Central Heating & Double Glazing. • Low Maintenance Garden To The Rear



Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Sidmouth and Lyme Regis. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distance.

uPVC outer door opens into:

#### Communal Entrance Hall

Double glazed window to front. Laminate style flooring. Central heating radiator. Stairs rising to flat 2. Door to Flat 1 which opens into:

#### Hallway

Central heating radiator. Coving to ceiling. Cloaks hanging rack with overhead built in storage cupboards. Door to kitchen. Part glazed and wooden double doors open into:

#### Living Room 14'4" (4.37m) Into Bay x 12'4" (3.76m)

An attractive bay fronted living room with a focal fireplace incorporating a wood burning stove. Double glazed bay window to front aspect. Central heating radiator. Coving to ceiling. Television point. Telephone point.

#### Kitchen 11'11" (3.63m) x 9'6" (2.9m)

Obscure double glazed window to rear. This modern stylish kitchen is fitted with a matching range of gloss white floor and wall mounted cupboard and drawer units with work surfaces over and complimentary ceramic wall tiling. One and a half bowl single drainer stainless steel sink unit. Built in double oven with four ring electric hob and extractor hood over. Space for washing machine and fridge/freezer. Inset spotlights to ceiling. Central heating radiator. Wall mounted gas combi boiler which serves the domestic hot water and central heating system. Door leading to:

#### Inner Lobby

uPVC double glazed door giving access to the rear garden. Under stairs cupboard. Built in linen cupboard with slatted shelving. Inset spotlights to ceiling. Doors to bedrooms and bathroom.

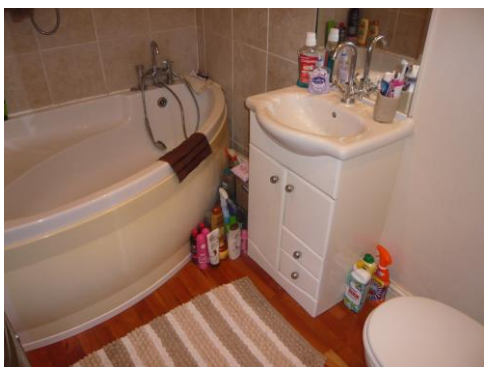
#### Bedroom 1 11'11" (3.63m) To Alcove x 10'9" (3.28m)

Double glazed window to front aspect. Central heating radiator. Coving to ceiling. Television point.

#### Bedroom 2 10'10" (3.3m) To Alcove x 7'9" (2.36m)

Double glazed window to rear aspect. Central heating radiator. Television point.





### Bathroom

White suite comprising: Corner bath with shower attachment and electric shower over. Wash hand basing set in a vanity style unit with cupboard beneath, fitted mirror and light over. Low level WC. Heated ladder rail. Inset spotlights to ceiling. Extractor fan. Coving to ceiling.

### Outside

To the front of the property there is an enclosed fenced front garden, with a pathway leading to the front door. There is an enclosed rear patio garden which provides an ideal area for outdoor dining and sitting during finer weather, and suitable for pots, tubs planters etc. Garden Store.

### Tenure

The property is FREEHOLD with the first floor flat held on a long lease. Maintenance is a half share when required. Council tax band A.

### Mortgage Assistance

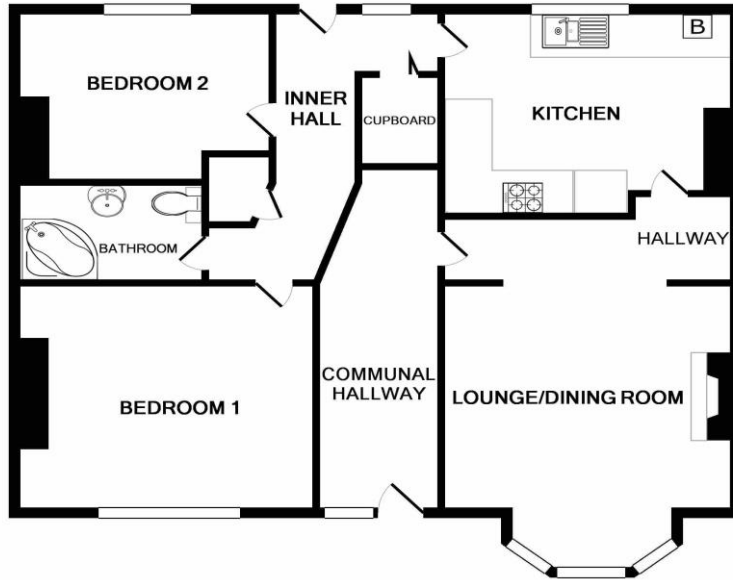
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

### Agents Notes

These are draft particulars awaiting vendors verification.

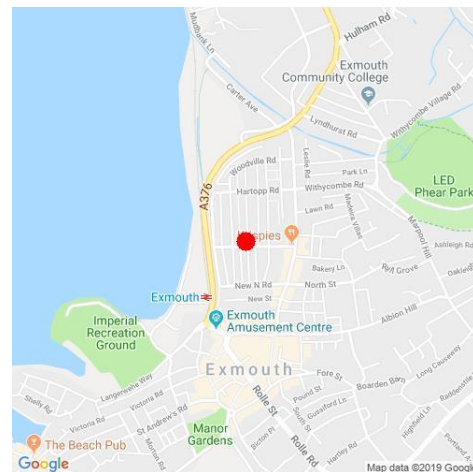


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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### Directions

From our prominent town centre office turn right down Rolle Street and take the 2nd exit at the roundabout into The Parade. Continue along into Exeter Road, turning left by All Saints Church into Church Road. Take 2nd right into Rosebery Road where the property will be found on the left hand side and clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	74
EU Directive 2002/91/EC			



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 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto: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.