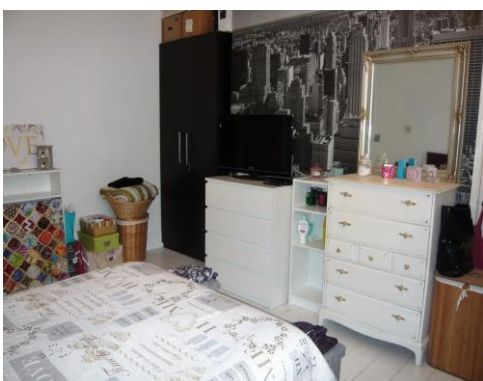




Price £149,950
Flat 2, 78 Exeter Road, Exmouth, EX8 1PZ



- Well Presented Two Bedroom First Floor Flat • Close To Town Centre, Train Station & Cycle Paths
 - Living Room & Fitted Kitchen • Bathroom With A White Suite
- Additional Store/Study & Shower Room On A Separate Landing • Views Towards The Exe Estuary
 - Lease With Approximately 144 Years Remaining • Parking To The Front Of The Building



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. This property is situated in a popular residential area, and needs to be seen to be appreciated.

Steps up to a communal front entrance door, leading to:

Post boxes. Door with steps leading to the half landing. Door to the rear of the building. Door to the additional store room/ study and shower room. Stairs rising to the first floor. Door to flat 2 opens to:

Hallway

Central heating radiator. Fitted shelving. High internal windows. Doors to principle rooms.

Living Room 15'3" (4.65m) x 11'6" (3.51m) Plus Recess

Two sash windows to front aspect with an outlook towards the Exe Estuary. Focal fireplace with pebble effect gas fire. Central heating radiator. Coving to ceiling. High skirting boards. Television point. Telephone point.

Kitchen 10'2" (3.1m) x 7'10" (2.39m)

Window to front aspect with an outlook towards the Exe Estuary. The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with work tops over. Single drainer stainless steel sink unit. Space for cooker, washing machine, fridge freezer and tumble drier. Complimentary wall tiling. Picture rail. Cornice to ceiling.

Bedroom 1 14'5" (4.39m) x 11'9" (3.58m) Plus Alcove

Window to rear aspect. Built in cupboard to alcove. Central heating radiator. High skirting boards. Wooden flooring.

Bedroom 2 11'0" (3.35m) x 6'10" (2.08m)

Window to front aspect. Central heating radiator. High skirting boards.

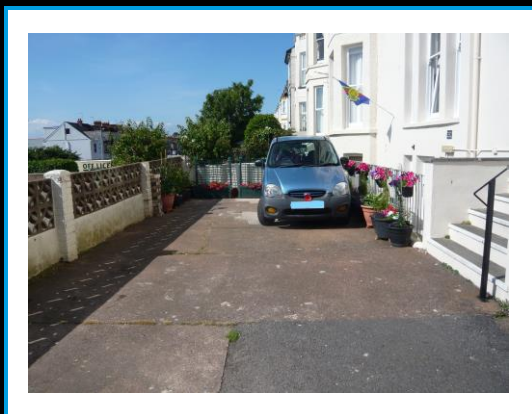
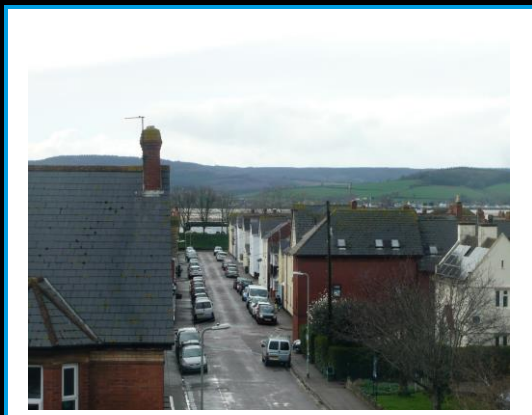
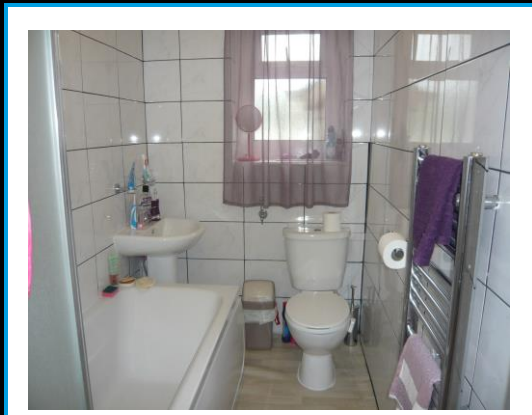
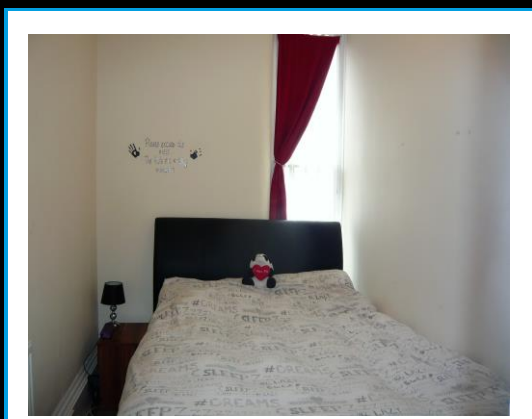
Bathroom

Obscure double glazed window to rear. White suite comprising: panelled bath with electric shower over and shower screen. Pedestal wash hand basin. Low level WC. Complimentary wall tiling. Heated ladder rail. Built in cupboard with slatted shelving, currently housing the gas combi boiler.

From the communal half landing, a door give access to:

Store Room/Study 11'7 (3.53m) x 8'7 (2.62m)

Window to rear. Cupboard housing the consumer unit. Further door to:



Shower Room

Window to side. Tiled shower area, with shower tray and electric shower over. Pedestal wash hand basin. Low level WC.

Outside

To the front of the property there is off road parking for one vehicle.

Tenure

The property is leasehold with approximately 144 years remaining. Ground rent £10 per anum. Service charge @ £995 per anum. Building insurance @ £228 per anum.

Services

Mains services are connected. Council tax band A.

Mortgage Assistance

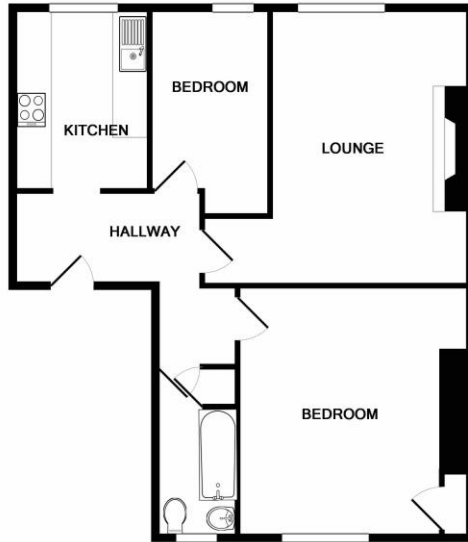
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

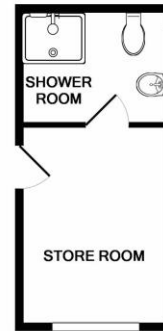
Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

Agents Notes

These are draft particulars awaiting vendors verification.



1ST FLOOR

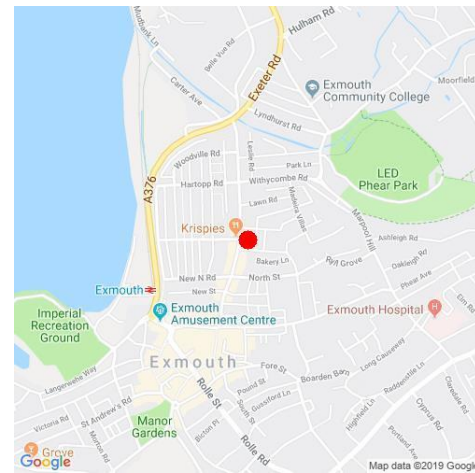
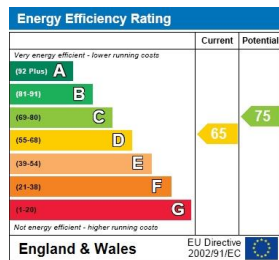


HALF LANDING

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 and the property will be found on the right hand side, opposite All Saints Church and clearly identified by our `For Sale` board.



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.