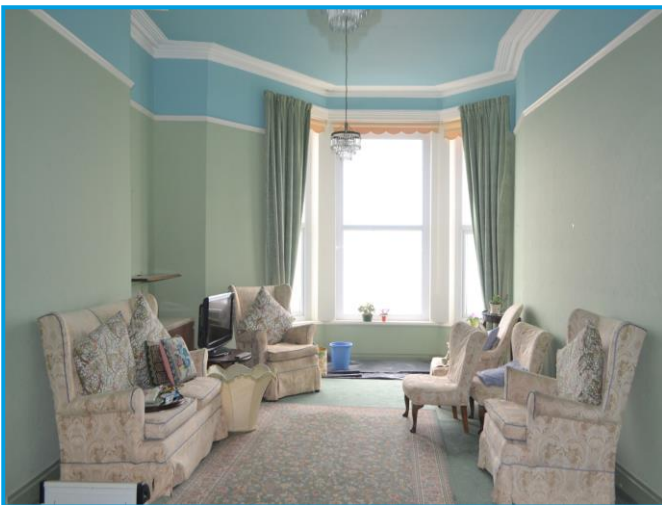


Price £225,000

10c Morton Crescent, Exmouth, EX8 1BE



- Bay Fronted, 1 Bedroom, Seafront Apartment • uPVC Double Glazed Windows • Reception Room With Fantastic Views • Kitchen With Ample Storage • Bedroom Gaining Those Views • Bathroom With Shower Over Bath • Allocated Parking To Front • NO ONWARD CHAIN, Long Lease



Description

Offered for sale with NO ONWARD CHAIN and situated on Exmouth Seafront is this 1 double bedroom, first floor apartment, with parking, that gains fantastic Coastal views from the reception room and bedroom. Having a 999 year lease from 1974, the property is in need of some modernisation but this property would, perhaps, make an ideal second home. The double glazed accommodation still retains many period features with the accommodation comprising of bay fronted reception room, kitchen, double bedroom with fitted wardrobes and bathroom. Located within walking distance of Exmouth Marina, Town Centre and Train Station, an appointment to view is advised.

Accommodation

Ground Floor

Communal front entrance door leading to:

Communal Hallway

Obscure glazed door to staircase that rises to the first floor.

First Floor

Own entrance door leading to:

Entrance Hall

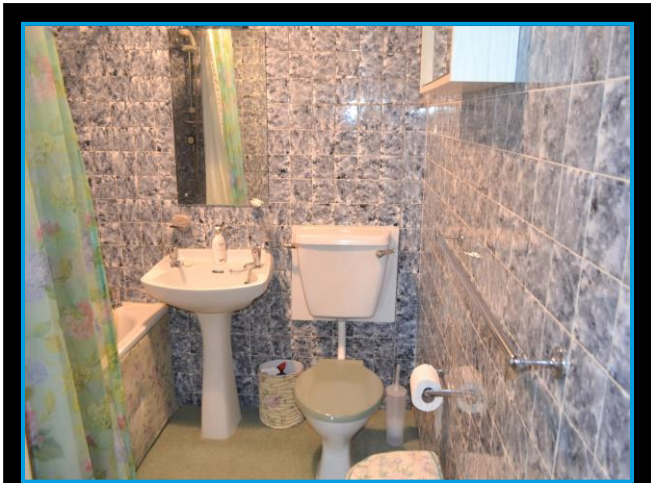
Smoke alarm. Airing cupboard housing the hot water tank with slatted shelving. Dado rail. Doors leading to all rooms.

Reception Room 24'4" (7.42m) Into Bay x 12'5" (3.78m)

Walk - in, uPVC double glazed bay window to front gaining stunning views of The Sea, Exmouth Beach, South Devon Coastline, Dawlish Warren, Haldon Hills and the Exe Estuary. Ornate ceiling coving. High skirting boards. Picture rail.

Kitchen 11'6" (3.51m) x 8'10" (2.69m)

uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Electric cooker point. Space and plumbing for washing machine. Space under work top for fridge and freezer etc.



Bedroom 15'5" (4.7m) Max x 11'4" (3.45m)

uPVC double glazed window to front gaining far reaching views of The Sea, South Devon Coastline and Dawlish Warren. Range of fitted wardrobes and storage units. High skirting boards. Picture rail. Ornate coving.

Bathroom

White suite comprising panelled bath with thermostatically controlled shower unit over. Low level WC. Pedestal wash hand basin. Tiled walls. Electric heater. Shaver light and socket. Extractor fan.

Parking

Immediately to the front of the building is 1 allocated parking space.

Tenure

The property is LEASEHOLD. We understand a 999 year lease commenced in 1974 and there is a share of the Freehold with the other 4 homeowners of the building. Service Charges on an 'as and when' basis. Ground Rent payable of £20 per annum

Services

Mains Water, drainage and Electricity are connected. Council Tax Band B

Mortgage Assistance

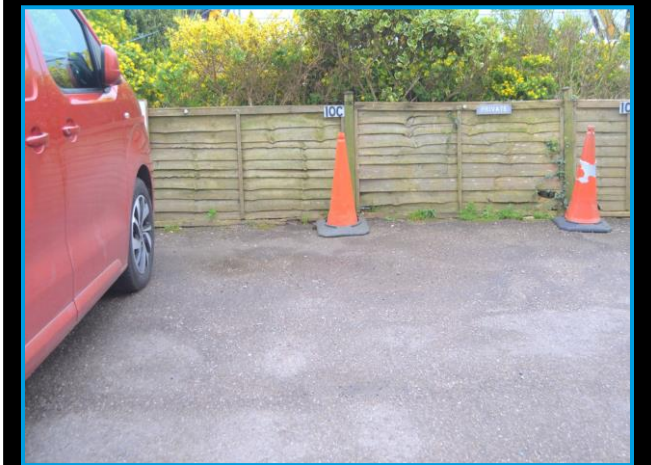
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

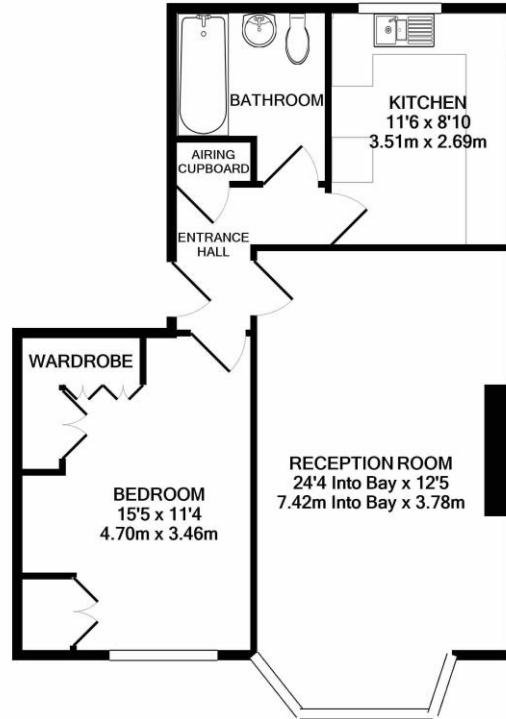
Your home may be repossessed if you do not keep up repayments on your mortgage

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

Agents Note

These are draft particulars and are awaiting vendors verification





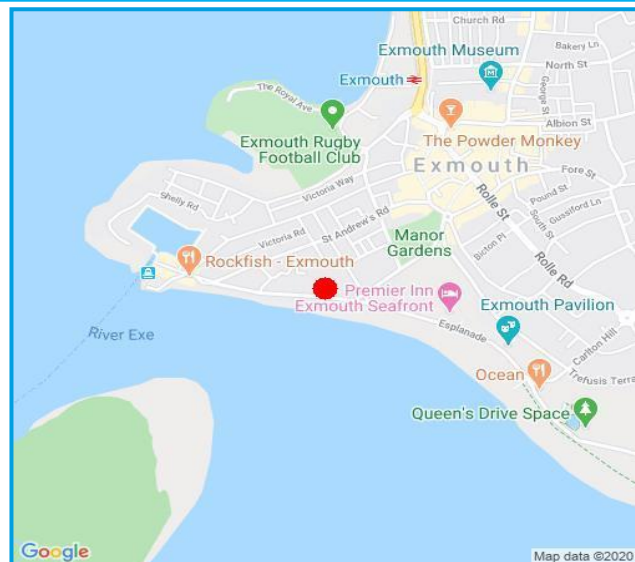
MORTON CRESCENT, EXMOUTH

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
Made with Metropix ©2020

Directions

From our prominent Town Centre office, proceed up High Street and take the third exit, at the roundabout, onto Alexandra Terrace and towards The Seafront. At The Seafront, turn right where 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	
(92-101) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-101) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.