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LINKS
ESTATE AGENTS

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Guide Price £195,000

46 Imperial Road, Exmouth, EX8 1AX



- Unique, Self Contained Ground Floor Apartment
- uPVC Double Glazing & Electric Heating
- Manor Gardens Views From Each Room
- Living / Dining Room, Modern Fitted Kitchen & Shower Room
- 2 Double Bedrooms
- Own Garden & Driveway Parking
- Level Walk To Seafront, Town & Train Station
- **To Be Sold Via Online Auction Thursday 7th May 2026**



Accommodation

Steps up to uPVC double glazed front entrance door that leads to:

Entrance Porch

uPVC double glazed windows to side. Step up to half obscure glazed wooden front entrance door that leads to:

Entrance Hall

Electric radiator. Useful utility cupboard space and plumbing for washing machine and power connected. Wall mounted electric trip switch fuse box. Doors leading to living / dining room, shower room and open to kitchen.

Living / Dining Room 18'8" (5.69m) x 13'3" (4.04m) Max

Dual aspect having uPVC double glazed external French doors that lead to the Gardens and picture window to front gaining Manor garden views. Focal point of fireplace with electric fire within a fireplace surround. 2 Electric radiators. Parquet flooring. Picture rail. Wall mounted air conditioning unit which is also a heating unit.

Kitchen 9'3" (2.82m) x 8'1" (2.46m)

Window to front gaining Manor Garden views. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel 1 1/2 bowl sink with a single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above and double electric, eye level, oven to side. Space and plumbing for dishwasher.

Further space for freestanding fridge / freezer etc. Access to loft storage space.

From the living / dining room, a door gives access to:

Inner Hallway

Doors leading to both bedrooms

Bedroom 1 13'0" (3.96m) x 12'7" (3.84m)

uPVC double glazed window gaining Manor Garden views. Wall mounted electric radiator. Picture rail.

Bedroom 2 12'5" (3.78m) x 8'11" (2.72m)

uPVC double glazed window gaining Manor garden views. Built - in double wardrobe. Wall mounted electric radiator. Picture rail.

Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of triple shower tray with electric shower unit over, splash screen door and tiled to ceiling height. Low - level WC. Vanity wash hand basin. Electrically heated towel rail. Extractor fan.

Externally

A particular feature of this property is its own enclosed and level gardens that are laid mainly to lawn with various shrub and herbaceous beds and borders that provide year round interest and colour. Double wrought iron gates gives access to off - road parking. Further garden gate and garden path to front entrance door. Brick wall boundaries. Outside meter box. Outside lighting. Outside water tap. Outside timber storage sheds and old coal sheds.

Tenure

The property is LEASEHOLD. We understand a 99 year lease was granted in August 2015. Ground rent £150 per annum. Buildings Insurance c. £291 per annum. All maintenance charges are a one sixth split with the neighbouring building, with 2022 annual bill for this flat being £1,085 and 2023 being approx £600.



Services

mains water, Drainage and Electricity are connected. The property is on a water meter. 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 Notes

Please note, these are draft particulars and they are awaiting vendors verification

Traditional Auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

Pricing information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the page

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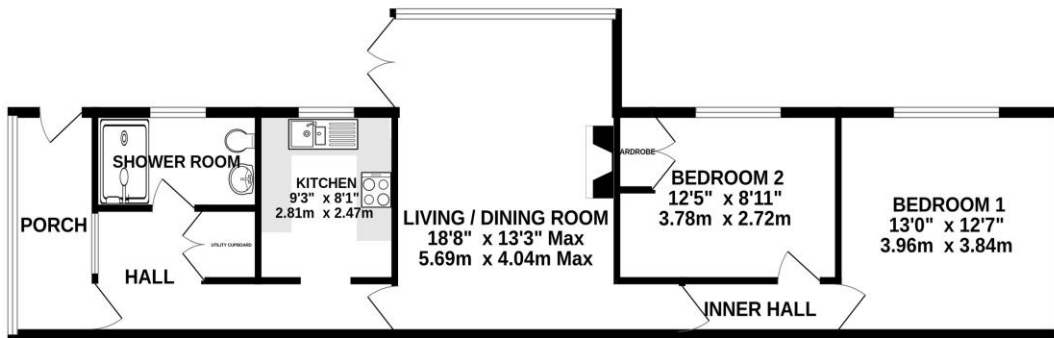
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These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.



GROUND FLOOR

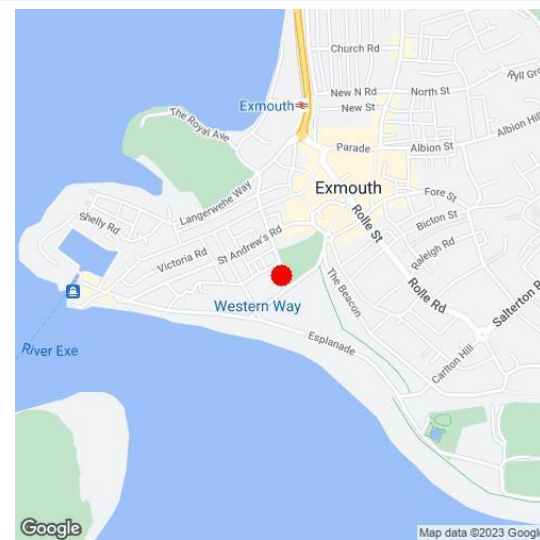


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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, on foot, proceed over Rolle Street and into High Street. Walk across and through Manor Gardens where the property will be found, near the Imperial Road / Alexandra Terrace junction, clearly identified by our For Sale sign

Energy Efficiency Rating		Current	Potential
Most 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		50	62
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.