

01395 222350

LINKS
ESTATE AGENTS

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www.linksestateagents.co.uk

Guide Price £169,950

Flat 2, 41 North Street, Exmouth, EX8 1JZ



- First Floor Town Centre Flat • NO ONWARD CHAIN • 2 Bedrooms • Open Plan Living Room / Kitchen With Appliances • Shower Room/WC • Double Glazing And Electric Heating
- Allocated, Off Road Parking To Rear • Convenient Location Close To The Town And Amenities



Accommodation

Ground Floor

Communal entrance door to a communal hallway with stairs leading to:

First Floor

Private entrance door to:

Hallway

Doors to:

Living Room/Kitchen 15'11" (4.85m) Max x 14'7" (4.45m)

2 double glazed windows to the front. Electric storage heater. TV point. The kitchen area comprises a stainless steel single sink and drainer unit. Work top surfaces with tiled splash back. Base cupboard and drawer units, Eye level units. Integrated electric oven with inset 4 ring electric hob and cooker hood over. Integrated dishwasher, fridge and freezer. Door to bedroom 2.

Bedroom 1 12'6" (3.81m) Max x 10'4" (3.15m)

Double glazed window to the rear. Electric storage heater. TV point.

Bedroom 2 10'5" (3.18m) x 6'2" (1.88m)

Double glazed window to the front. Electric storage heater.

Shower Room/WC

White suite comprising a quadrant shower cubicle with glazed shower screen and Mira electric shower. Vanity wash hand basin with tiled splash back and cupboard below. Mirror/light over. Close coupled WC. Extractor fan. Heated towel rail. Airing cupboard housing the hot water tank, with slatted shelving. Plumbing for a washing machine.



Parking

The property benefits from having off road parking for up to 2 motor vehicles to the rear of the building.

Tenure

The property is LEASEHOLD and is held on a term of 100 years from 29th September 2017. We understand that Buildings Insurance is c. £600 per annum and Service Charges of £55 per calendar month

Services

All mains services except gas are connected.
Council Tax Band A

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

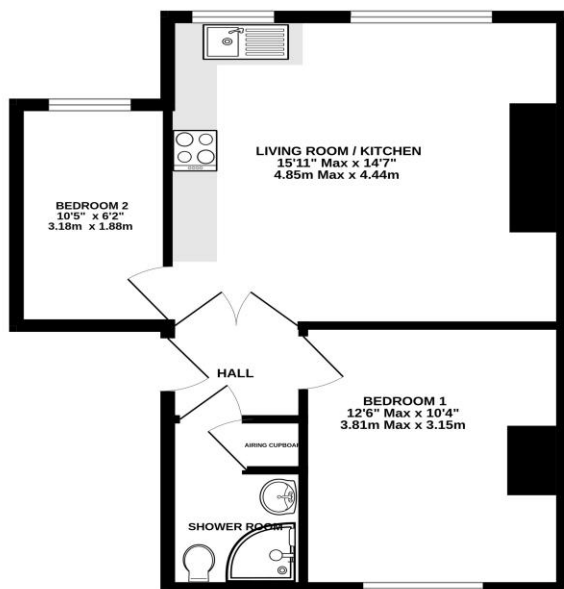
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FIRST FLOOR



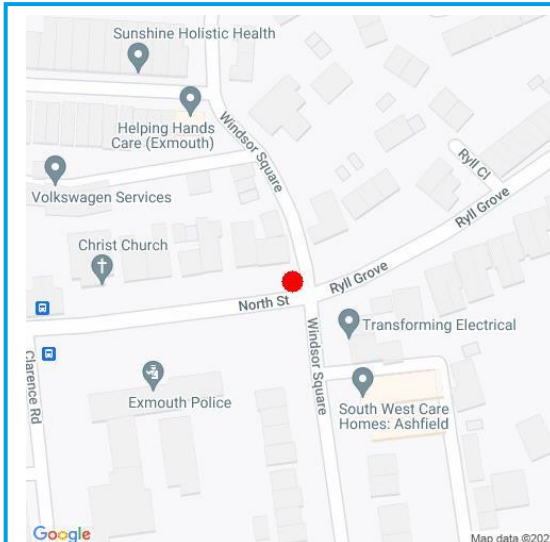
NORTH STREET, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given.
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Directions

From our town centre office proceed down Rolle Street to the roundabout and turn right onto The Parade. Follow the road around the left hand bend onto Exeter Road and after a short distance turn right into North Street by the library. The property is located at the top of the road on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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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