

01395 222350

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ESTATE AGENTS

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Offers in Excess of £250,000

Flat 6, Magnolia Court, 11 Portland Avenue, Exmouth, EX8 2BS



- Immaculate, Purpose Built Second Floor Apartment Extensively Renovated In 2021
- Sought After `Avenues` Location • Gas Central Heating & uPVC Double Glazing
- Living / Dining Room With Balcony & Sea Views • Modern Fitted Kitchen • 2 Double Bedrooms & Modern Fitted Bathroom • Garage, Parking & Communal Gardens • Long Lease & Share Of Freehold



Accommodation

Ground Floor

Entrance at rear of building which leads to first floor level.
Communal front entrance door leading to:

Communal Hallway

Stairs rising to first floor.

First Floor

Entrance door to apartment leading to:

Lobby

Door leading to:

Entrance Hall

Useful cloaks storage cupboard and a linen cupboard with slatted shelving with room for a condensing tumble dryer. Access to insulated and part boarded loft space. Radiator. Doors leading to all rooms.

Living / Dining Room 15'5" (4.7m) x 15'1" (4.6m)

Dual aspect having uPVC double glazed sliding patio doors to balcony and window to side gaining sea views. 2 radiators.

Balcony

Southerly facing, with wrought iron balustrades, being an ideal space for outdoor dining and sitting during the fine weather.

Kitchen 14'0" (4.27m) x 6'5" (1.96m)

Dual aspect having window to rear and side. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and splash backs. Stainless steel one and a half bowl sink with single drainer and mixer tap. Built in 4 ring electric hob with electric oven below and filter hood above. Integrated slimline dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted, gas fired, combi boiler that supplies the central heating and domestic hot water. Radiator.

Bedroom 1 15'5" (4.7m) To Wardrobe x 10'4" (3.15m)

Window to front overlooking the Communal gardens. Fitted double wardrobe. Radiator.

Bedroom 2 10'6" (3.2m) x 8'1" (2.46m)

Window to rear. Radiator.

Bathroom 8'10" (2.69m) x 6'7" (2.01m)

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over and tiled splash backs to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail.



Externally

Magnolia Court is accessed via a driveway to the side of St Trinians to the garage block for the 12 apartments within the 2 separate blocks. There are lovely Communal Gardens to the front of Magnolia Court

Garage 16'6" (5.03m) x 8'11" (2.72m)

Up and over door to front. Parking for 1 vehicle in front of the garage.

Tenure

The property is LEASEHOLD with a one sixth share of the Freehold. A 999 year lease was granted in 2016. Service charges currently £102.67 per calendar month. Please note that all soffits, fascias and gutters are uPVC and were fitted along with a new roof in 2021, new communal hall flooring in 2023 and new outside building lighting in 2024.

Services

All mains services are connected. Council Tax Band C

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

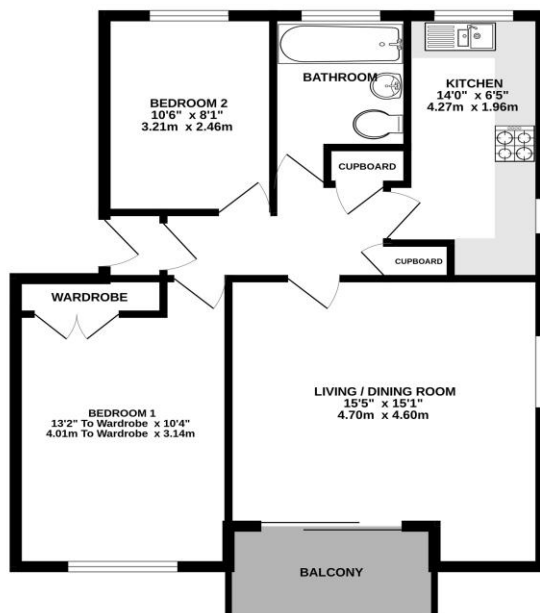
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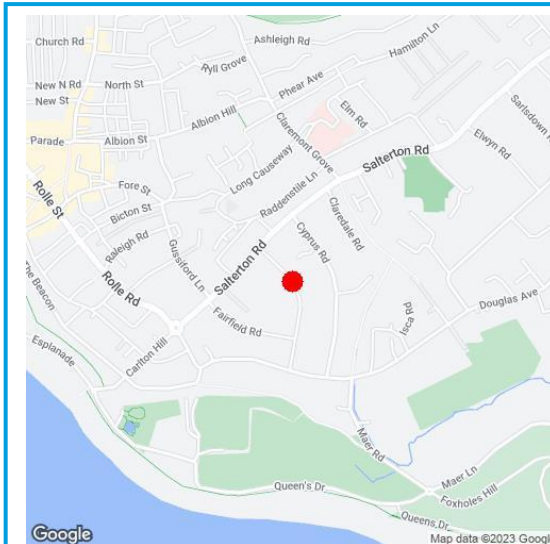
PORTLAND AVENUE, EXMOUTH

While 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox 6/2023

Directions

From our prominent Town centre office, proceed along Rolle Street and into Rolle Road. Turn left at the mini roundabout onto Salterton Road. Take the third turning on the right in Portland Avenue. St Trinians . magnolia Court will be found along this road on the left hand, side clearly identified by our For Sale sign

Energy Efficiency Rating		
	Current	Potential
Very 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		
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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