

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £198,500**

**Ground Floor Flat, 5 Withycombe Road, Exmouth, EX8 1TF**



- 2 Double Bedroom Ground Floor Flat • Garage • Lounge/Dining Room • Modern Fitted Kitchen
- Utility Room And Modern Bathroom • Gas Central Heating And Double Glazing • Courtyard garden • Level Walk To Town Centre And Bus And Rail Services - Owns Freehold to the building



## Accommodation

### Ground Floor

Communal entrance door to communal hallway. Private entrance door to:

### Hallway

Cupboard under stairs. Doors to:

### Lounge/Dining Room 15'2" (4.62m) x 9'7" (2.92m)

Double glazed window to the side. Fireplace opening. Radiator. Door to:

### Kitchen 10'8" (3.25m) x 9'10" (3m)

Double glazed window to the side. Modern fitted range of base and wall units. Work top surfaces with twin ceramic sink unit. Tiled splash back. Integrated lighting to the wall units. Integrated Oven And Combination oven. 4 ring induction hob with cooker hood over. Integrated dish washer and fridge/freezer. Radiator. Opening to:

### Utility Room

Window to rear. Plumbing for washing machine. Ideal gas fired combination boiler supplying domestic hot water and central heating. Door to:

### Bathroom/WC

Double glazed window to the rear. Panelled bath. Laminate splash back. Built-in shower. Pedestal wash hand basin. Close-coupled WC. Part tiled walls. Heated towel rail.

### Bedroom 1 14'10" (4.52m) x 12'4" (3.76m)

Double glazed bay window to the front. Storage cupboards in the bay. Radiator.

### Bedroom 2 12'10" (3.91m) x 10'4" (3.15m)

Double glazed window to the rear. Radiator.

### Externally

Shared walled frontage. To the rear is an enclosed courtyard style garden with outside light and water tap. Gate leading to the rear service lane. Courtesy door into the garage.

### Garage 17'8" (5.38m) x 10'9" (3.28m)

Accessed from Park lane. Up and over door. Windows to the side and rear. Work bench. Door into the rear garden.

### Tenure

The property owns the FREEHOLD to the main building with the first floor flat being held on a 155 year lease from 14th March 2013. Maintenance is on a 50/50 basis as and when required.

### Services

All mains services 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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### Agents Note

Please note these are draft particulars and are awaiting vendors verification.



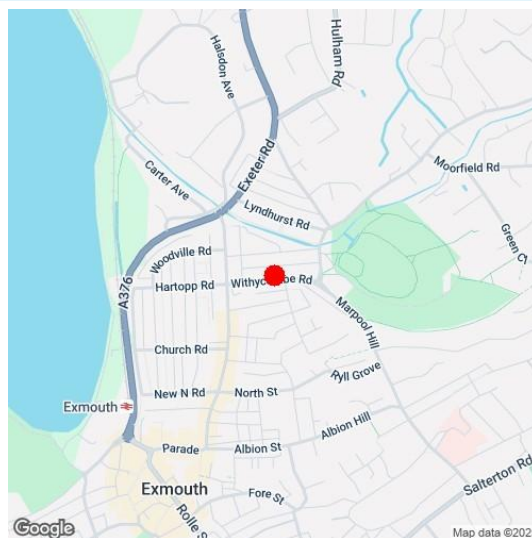
WITHYCOMBE ROAD

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 is given as to their quantity or efficiency can be given.

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### Directions

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. Take a right hand turning into Withycombe Road, where the property will be found on the left hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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.