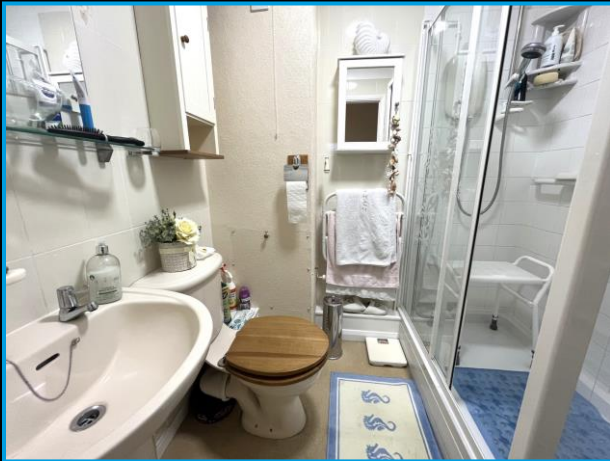


Guide Price £210,000

21 Ardenny Court, 24 Douglas Avenue, Exmouth, EX8 2HA



- Well Presented Ground Floor Flat • Purpose Built In 'The Avenues' • uPVC Double Glazing & Electric Heating • Dual Aspect Living Room, Separate Kitchen • 2 Bedrooms & Shower Room
- Own Patio Area & Large Communal Gardens • Allocated Parking Space & Visitors Parking
- Long Lease, NO ONWARD CHAIN



Accommodation

Steps lead up to Communal front entrance door that leads to:

Communal Hall

Staircase rising to upper floors and staircase leading down to ground floor.

Ground Floor

Useful storage cupboard that also has the electric trip switch fuse box and electric meter. Own front entrance door leading to:

Entrance Hall

Useful cloaks storage cupboard that also has a hanging rail. Night storage radiator. Smoke alarm. Doors leading to all rooms..

Living Room 13'10" (4.22m) x 11'4" (3.45m)

Dual aspect having picture window to side and uPVC double glazed sliding patio doors leading to own patio area and views over the lovely communal grounds. Focal point of electric fire within a fireplace surround that has a marble back and hearth with a wooden mantle and surround. Wall mounted central heating thermostat. Night storage radiator.

Kitchen 9'7" (2.92m) x 7'4" (2.24m)

Window to side. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring electric hob with filter hood above and eye level electric oven and grill opposite. Space and plumbing for washing machine. Further space of freestanding fridge / freezer etc

Bedroom 1 11'8" (3.56m) To Wardrobe x 10'10" (3.3m)

Window to front. Built in double wardrobe. Airing cupboard housing the hot water tank with slatted shelving. Electric convector heater.

Bedroom 2 9'6" (2.9m) x 7'4" (2.24m)

Window to front. Night storage radiator.

Shower Room

Suite comprising double shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Tiled splashback's. Electrically heated towel rail. Extractor fan. Shaver lights and socket.



Externally

The property has its own Southerly facing Balcony which is an ideal space for outdoor dining and sitting during the fine weather. Useful storage shed. Steps then lead down to the Southerly facing communal gardens, which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year and interest and colour. Outside security lighting.

Parking

To the front of the property is a car parking area where there is 1 allocated parking space for this property and visitors parking as well.

Tenure

The property is LEASEHOLD. We understand the property has an equal share in the Freehold and a 999 year lease was granted in 1978. Ground Rent £25 per annum and combined Service Charges & Buildings Insurance of c. £228.90 per quarter

Services

Mains Water, Drainage & Electricity are connected to the property.

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 Note

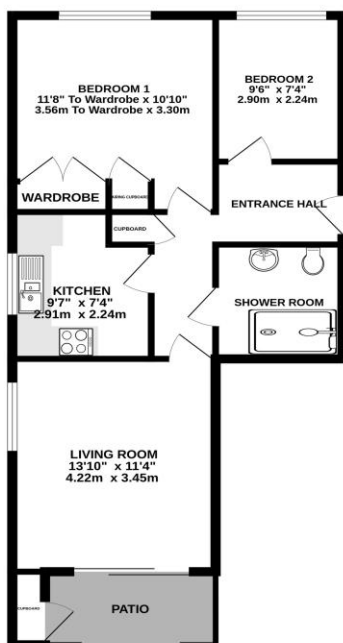
These are draft particulars and are awaiting vendors verification

01395 222350

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

GROUND FLOOR



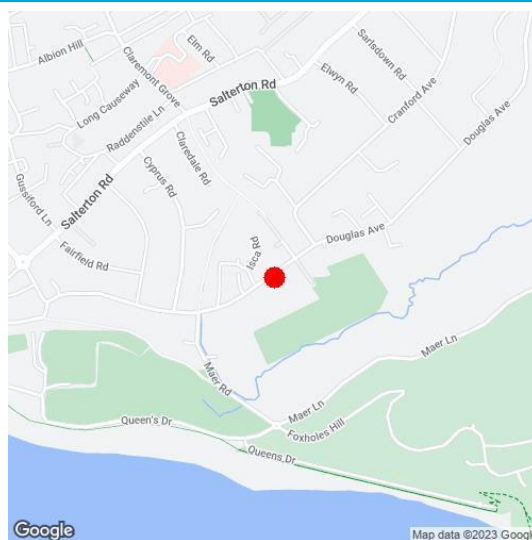
DOUGLAS AVENUE, EXMOUTH

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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road and at the mini roundabout, proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. Continue along, passing the Devon Court Hotel on the right, where Ardenny Court will then be found on the right hand side.

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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PrimeLocation.com