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LINKS
ESTATE AGENTS

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Guide Price £240,000

Flat 6 Howard Court, 29 Salterton Road, Exmouth, EX8 2ED



- Spacious 3 Double Bedroom Maisonette • Located Close To Town & Seafront • Gas Central Heating & uPVC Double Glazing • L Shaped, Dual Aspect Living/Dining Room • Kitchen • 3 Double Bedrooms, Modern Bathroom • Communal Gardens, Own Garage • Share Of Freehold & Long Lease



Steps lead up to a uPVC double glazed front entrance door that provides access to:

Ground Floor

Communal Entrance Hall

Wall mounted post boxes. High level electric meter boxes. Door leading to a staircase that provides access to the first floor.

First Floor

Landing

Window to rear. Front entrance door leading to:

Entrance Hall

Turning staircase rising to the second floor. Door Leading to:

Living / Dining Room 19'11" (6.07m) x 18'0" (5.49m)

A spacious, bright and airy L shaped room that enjoys a dual aspect with windows to the front and to the side, that both enjoy a pleasant outlook towards the sea. Laminate flooring. Two radiators. High ceilings. Picture rail. Arch way leading to:

Kitchen 11'5" (3.48m) x 6'10" (2.08m)

Window to rear. Fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces above. Inset stainless steel single sink and drainer unit with a mixer tap above. Space and plumbing for washing machine. Space for a free standing fridge/freezer. Built in four ring electric hob with an electric oven below. Wall mounted, gas fired, combination boiler that supplies the gas and heating and domestic hot water. Laminate flooring.

Second Floor

Half Landing

Window to rear. Radiator. Steps leading up to the main landing.

Main Landing

Doors leading to all rooms including:

Bedroom 1 13'5" (4.09m) Max x 11'7" (3.53m) Max

Window to rear. Radiator. Picture rail.

Bedroom 2 12'8" (3.86m) x 12'8" (3.86m)

Window to front. Radiator.

Bedroom 3

Window to front. Radiator. Small door that provides access to a large loft space- ideal for storage.

Bathroom

Velux window to rear. Fitted white suite comprising of a tiled panelled bath with tiled splash backs above to ceiling height, splash screen and a shower attachment. Low level WC. Pedestal wash hand basin. Radiator.

Externally

Communal Gardens

The communal gardens are located to the front, side and rear of the building with the front being laid to stone chippings with flower and shrub borders. To the rear there is a patio area adjacent to the building, with the remainder then being laid to lawn with shrub borders and boundaries. Concealed bin storage area. Access leads through the back to where the garage is located off Raddenstile Lane.



Garage

Up and over door to front.

Tenure

The property enjoys a share of the Freehold. The property also has a lease and is held on a 999 year lease from September 1973. All 6 apartments pay £125 per calendar month which covers the cost of maintenance, service charges including gardener and Buildings Insurance.

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

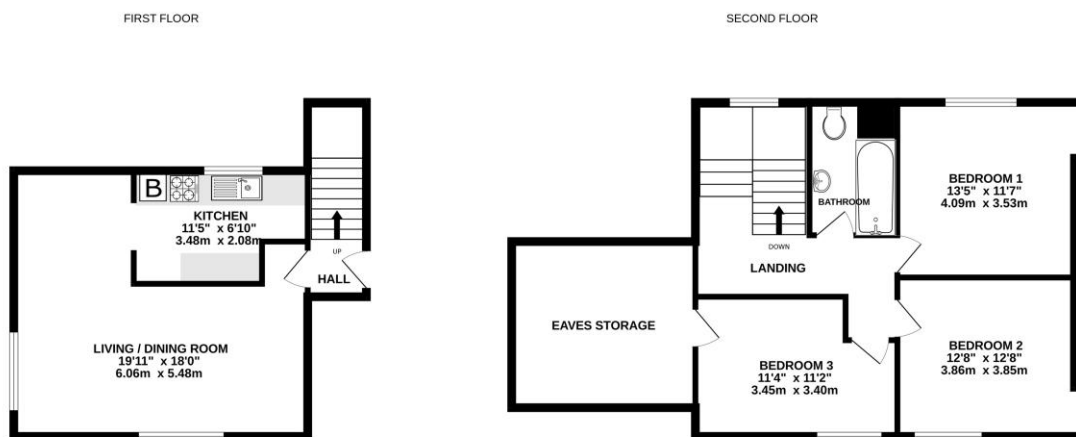
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

These are draft particulars and are awaiting vendors verification.

Please note that Japanese Knotweed has been located within the Front Garden of this building and the adjoining building, which a PCA registered company has been treating. Copies of latest site visits are available upon request.




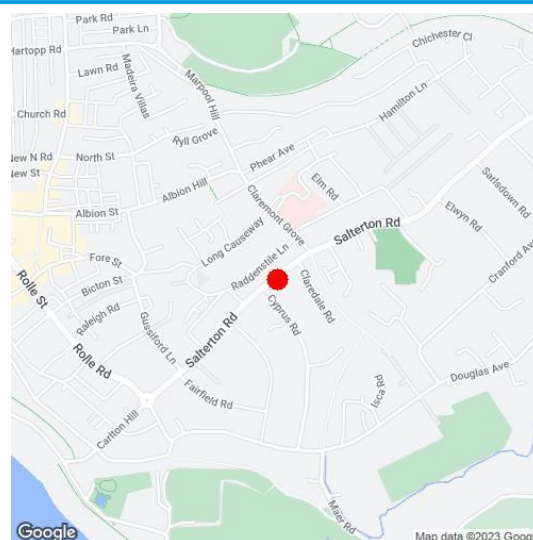
FLAT 6, HOWARD COURT

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, proceed up Rolle Street and at the roundabout, turn left into Salterton Road. Continue along Salterton Road, and before the traffic lights, the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	50		75
(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.