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**LINKS**  
ESTATE AGENTS

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**Offers in Excess of £160,000**

**6 Essington Court, Mount Pleasant Avenue, Exmouth, EX8 4QU**



- Much Improved 2 Bedroom First Floor Flat • Viewing Highly Recommended
- Lounge/Dining Room • Modern Refitted Kitchen • Modern Shower Room/WC
- Some Distant Estuary And Hill Views • Garage • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Communal entrance with stairs rising to:

### First Floor

Private entrance door to:

### Hallway

Wood style laminate flooring. Doors to:

### Lounge/Dining Room 13'7" (4.14m) x 11'5" (3.48m)

Double glazed window to the front. Thermostatic controlled electric radiator. TV point. Opening to:

### Kitchen 7'10" (2.39m) x 5'10" (1.78m)

Double glazed window to the front. Refitted modern range of units comprising base cupboard and drawer units. Eye-level units with lighting below. Integrated electric oven. 4 ring electric hob. Cooker hood. Integrated fridge/freezer. Worktop surface with inset one and a half bowl sink unit. Electric water heater below. Wood style laminate flooring. Extractor fan.

### Bedroom 1 12'0" (3.66m) x 9'11" (3.02m) Max

Double glazed window to the rear. Some distant estuary and Haldon Hill views. Thermostatic controlled electric radiator.

### Bedroom 2 10'7" (3.23m) x 8'7" (2.62m)

Double glazed window to the rear. Some distant estuary and Haldon Hill views. Thermostatic controlled electric radiator.

### Shower Room/WC

Refitted modern suite comprising glazed shower cubicle with Mira Sport electric shower. WC with concealed cistern. Integrated storage cupboards. Wash hand basin with cupboard below. Unit housing a washing machine. Heated towel rail. Extractor fan.

### Externally

Essington Court stands in grounds on the corner of Essington Close and Mount Pleasant Avenue. A driveway to the rear of the building provides access to:

### Garage

A single garage located in a block with up and over door.

### Tenure

The property is LEASEHOLD. We understand a 100 year lease was taken out in December 2015. Service charge is £920 per year. Ground Rent is £250 per year. Buildings Insurance contribution is £289 per year.

### Services

Mains electric and water 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

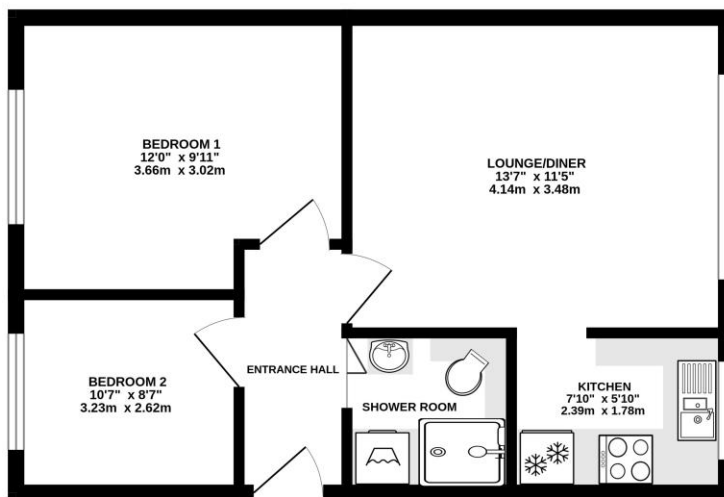
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

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

## FIRST FLOOR



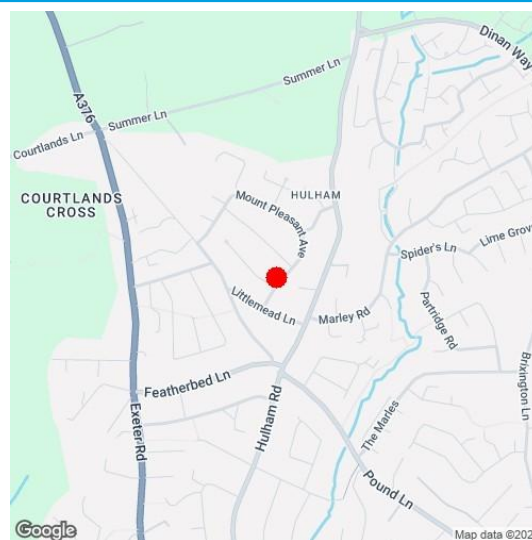
ESSINGTON COURT, EXMOUTH

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 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 into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the second left hand turning into Littlemead Lane. Take the next right hand turning into Mount Pleasant Avenue, where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		60
(55-68) <b>D</b>		
(39-54) <b>E</b>		35
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](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.