

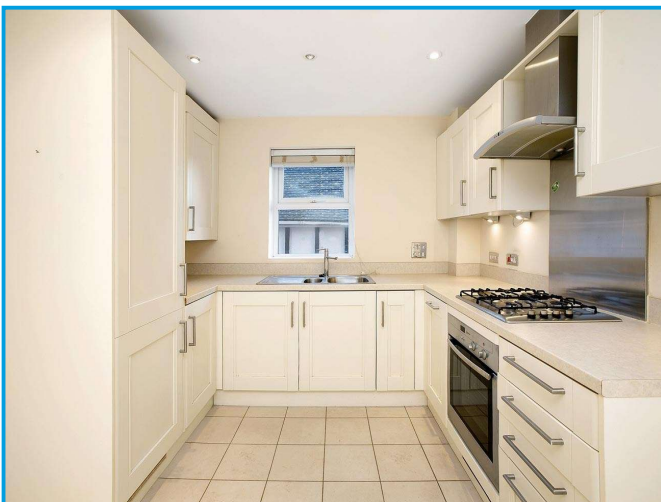
01395 222350

**LINKS**  
ESTATE AGENTS

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

**Guide Price £250,000**

**5 Villa Maison, 4 Cyprus Road, Exmouth, EX8 2DZ**



- Purpose Built Ground Floor Apartment • Situated Within The Sought After Avenues
- Gas Central Heating & Double Glazing • Living Room, Kitchen/Dining Room with Appliances
- 2 Double Bedrooms With Fitted Wardrobes • Shower Room & Bathroom, Both With WC's
- Allocated Parking Space, Communal Gardens • NO ONWARD CHAIN





## Accommodation

### Ground Floor

Communal front entrance door with entry com system leading to:

### Communal Porch

Letter boxes for each apartment. Door leading to:

### Communal Hall

Stairs and lift to upper floors. Own front entrance door leading to this apartment

### Entrance Porch

Useful cloaks storage cupboard with high level electric trip switch fuse box. Radiator. Door leading to:

### Entrance Hall

Radiator. Entry phone. Smoke alarms. Wall mounted central heating thermostat. Doors leading to kitchen/dining room, both bedrooms, bathroom and:

### Sitting Room 19'2" (5.84m) Into Bay x 11'10" (3.61m)

Walk - in bay window to front. 2 radiators. 2 Telephone points.

### Kitchen / Dining Room 14'4" (4.37m) x 9'11" (3.02m)

Window to side. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated fridge, freezer, washing machine and slimline dishwasher. Radiator. Tiled flooring. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.

### Bedroom 1 11'0" (3.35m) Max x 10'9" (3.28m) To Wardrobe

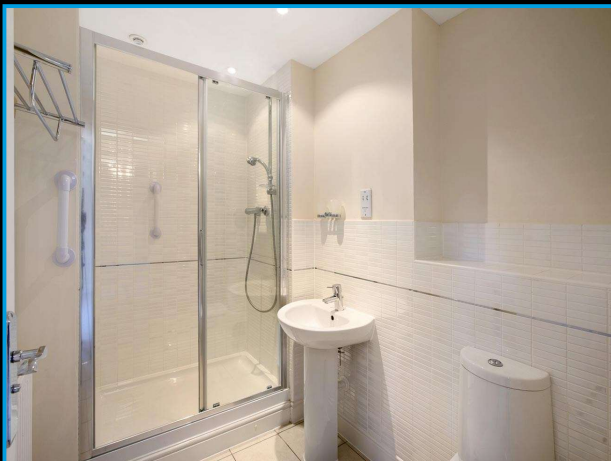
Window to front. Fitted double wardrobe. Radiator. Telephone point. Door leading to:

### En - Suite

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Tiled flooring. Shaver socket. Inset ceiling lights. Extractor fan.

### Bedroom 2 10'9" (3.28m) x 8'11" (2.72m) Plus Recess

Window to front. Fitted double wardrobe. Radiator.



### Bathroom

Modern, fitted white suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Heated towel rail. Tiled splashback's. Shaver socket. Inset ceiling lights. Extractor fan.

### Externally

There are lovely, level and well stocked Communal Gardens to the rear, laid mainly to lawn with shrub beds and borders providing year round interest and colour.

### Parking

There is 1 allocated parking space.

### Tenure

The property is LEASEHOLD. A 125 year lease was created in January 2008. Ground Rent £350 per annum. Service charges £165 per calendar month

### Services

All mains services are connected. The property is on a water meter. Council Tax Band D

### Mortgage Assistance

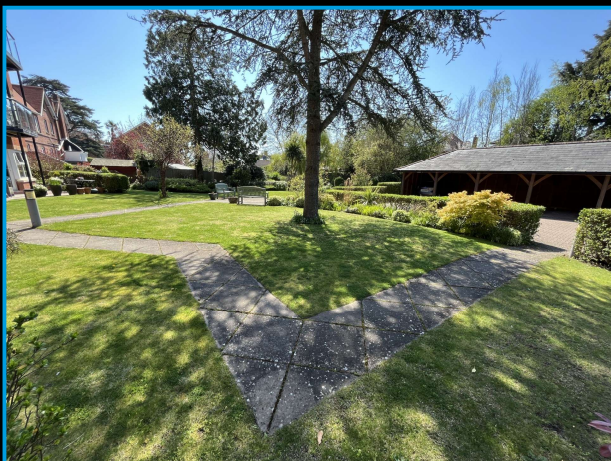
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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)

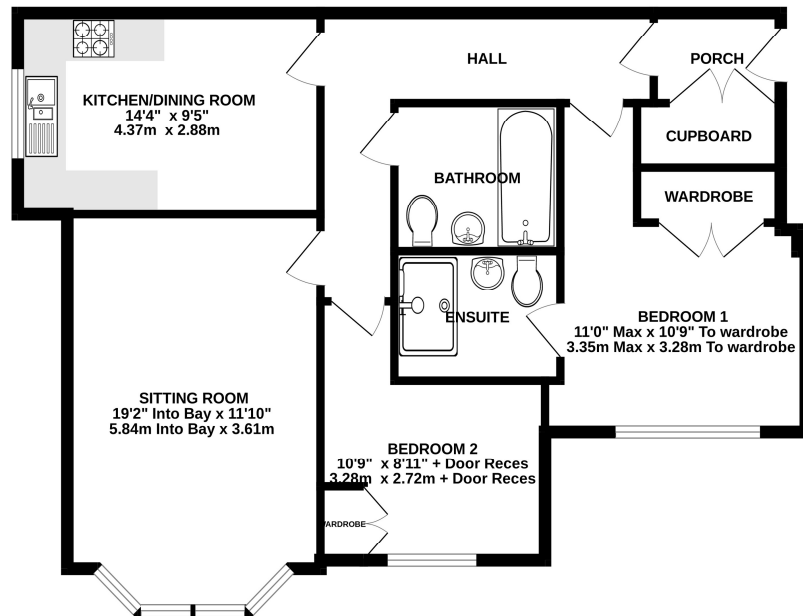
### Agents Note

These are draft particulars and are awaiting vendors verification





## GROUND FLOOR

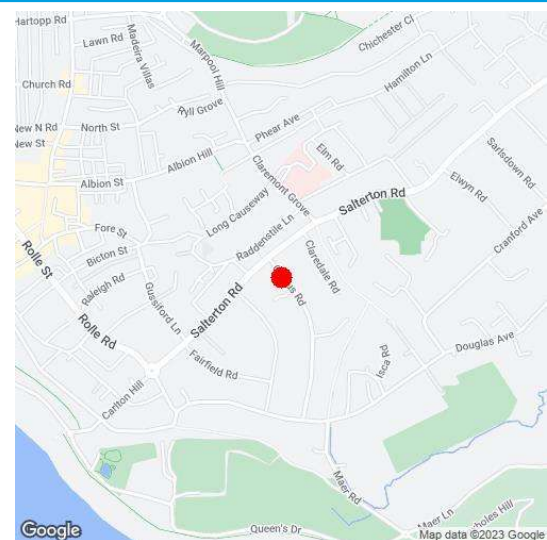


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with MapInfo ©2023

## Directions

From our prominent Town Centre office, proceed up Rolle Street and into Rolle Road. At the roundabout, turn left onto Salterton Road. Take the 4th turning on the right into Cyprus Road where Villa Maison will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.