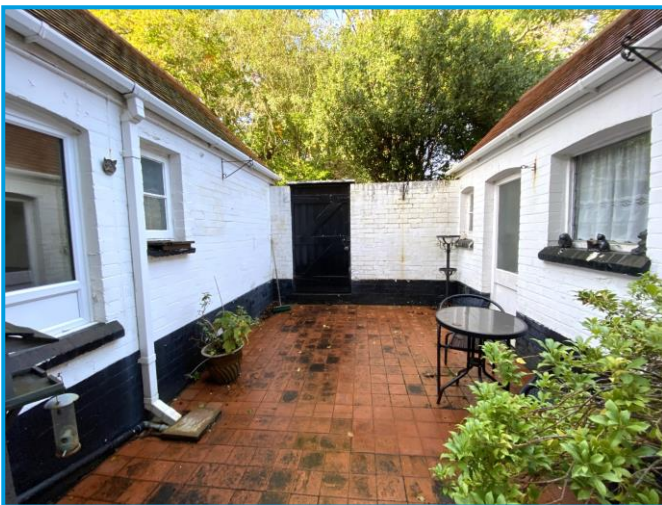


Guide Price £210,000

Flat 4 Kingsdon Hall, 32 Douglas Avenue, Exmouth, EX8 2HB



- Individual Self-Contained Ground Floor Flat • 2 Bedrooms • Lounge/Dining Room
- Kitchen And Shower Room/WC • Gas Central Heating • Private Enclosed Courtyard With Brick Built Store & Communal Grounds • Parking Space • LONG LEASE And NO ONWARD CHAIN



Accommodation

Ground Floor

Gateway leading through the enclosed courtyard to the glazed entrance door leading to:

Entrance Hall

Windows overlooking the courtyard. Part glazed inner door to:

Hallway

Radiator. Built-in storage cupboard. Doors to:

Lounge/Dining Room 13'10" (4.22m) x 12'3" (3.73m)

Double glazed window to the side, Further window looking into the entrance hall. Radiator. TV aerial point. Telephone point. Gas fire in wooden surround. Door to:

Kitchen 8'5" (2.57m) x 7'10" (2.39m)

Dual aspect with windows to two sides. Range of units comprising base cupboard and drawer units. Eye level units. Work top surfaces. Tiled splash back. One and a half bowl sink unit. Plumbing for washing machine. Space for cooker with gas point and cooker hood over. Opening through to:

Lobby

Storage shelving. Built-in airing cupboard housing gas fired boiler supplying domestic hot water and central heating. Door to:

Shower Room/WC

Obscured double glazed window. Glazed shower cubicle. Laminate splash back and Mira shower. Pedestal wash hand basin. Close-coupled WC. Radiator. Tiled walls. Wall-mounted mirror with shaver/light point over.

Bedroom 1 10'11" (3.33m) x 8'6" (2.59m)

Double glazed window to the side. Period style fireplace. Radiator. Built-in storage cupboards to the side chimney recesses.

Bedroom 2 12'4" (3.76m) x 5'11" (1.8m)

Radiator. 2 windows to the side.

Externally

The property has an enclosed quarry tiled courtyard which is approached via a wooden gate from the communal grounds. This gives access to the entrance door and access to:



Storage Shed 6'3" (1.91m) x 6'1" (1.85m)

Power and light. Small window.

Communal Grounds

Kingsdon Hall stands in mature communal grounds which back onto the Maer Valley.

Parking Space

Flat 4 has an allocated parking space.

Tenure

The agents understand the property is LEASEHOLD with a SHARE OF THE FREEHOLD. The lease term is 999 years from 1976. The current service charge is approximately £1200 per annum.

Services

All mains services are connected. Council Tax Band

Mortgage Assistance

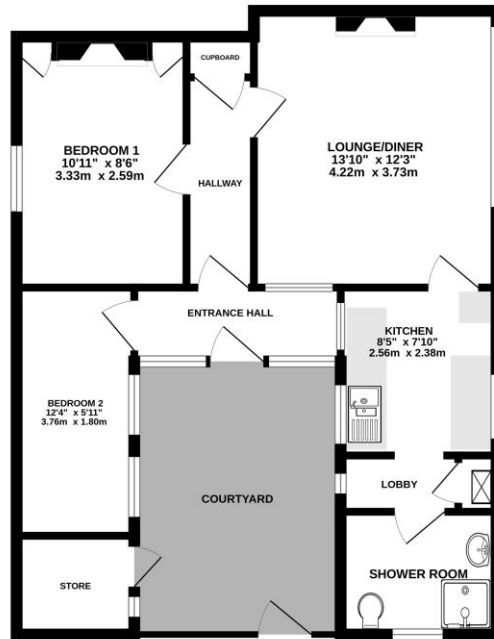
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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)



GROUND FLOOR

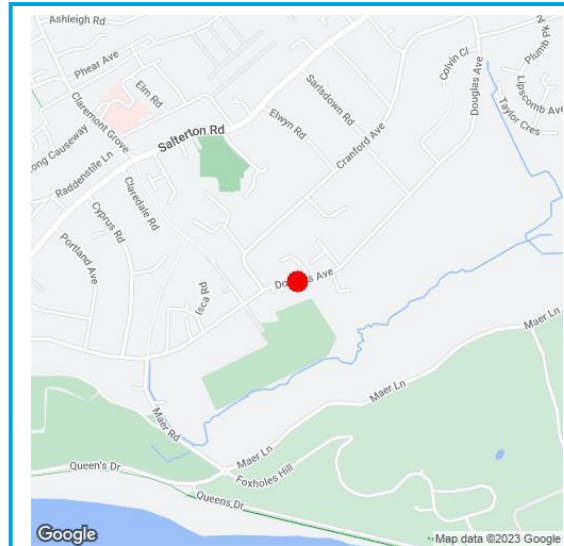


While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
Made with Metropix 62023

Directions

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road and at the roundabout, proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. Continue along, passing the Devon Court Hotel on the right hand side. Kingsdon Hall can be found on the right hand side, just after the left hand turning to Cranford Avenue.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales			
EU Directive 2002/91/EC			
		53	73



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.