

Guide Price £329,950

3 Vale Court, Maer Vale, Exmouth, EX8 2DY



- Immaculate 2 Double Bedroom First Floor Flat • Sought After Cul-De-Sac In The Avenues • Stunning Open Aspect Living/Dining/Kitchen Room • High Quality Kitchen With Appliances • High Quality Bathroom With Seperate Shower Cubicle. Further WC. • Southerly Facing Balcony With Sea View • Well Kept Communal Gardens. Garage In A Block • Internal Viewing Strongly Suggested To Fully Appreciate



Communal uPVC double glazed front entrance door leading to:

Entrance Porch

Stair case, with stair lift, leading to first floor.

First Floor

Landing

Window to front. uPVC double glazed front entrance door leading to:

Entrance Hall

Good sized hallway. Access to an insulated and part boarded loft space via a trapdoor and ladder, that also houses a wall mounted gas fired combi boiler, supplying the gas central heating and domestic hot water. Radiator. Large storage cupboard with a light connected. Concealed high level electric trip switch fuse box and meter box. Coved ceiling. Mains wired smoke alarm. Doors leading to both bedrooms, bathroom, separate WC and:

Living/Dining/Kitchen Room 23'3" (7.09m) x 16'9" (5.11m)

A stunning open aspect room that comprises:

Living / Dining Area 16'9" (5.11m) x 14'4" (4.37m)

Window to rear with views over the gardens and of the sea. Access to a southerly facing BALCONY via a fully glazed door. Large radiator. Recently fitted carpet. TV point. Telephone point. Built in storage shelving and TV display. Open to:

Kitchen Area 13'5" (4.09m) x 9'1" (2.77m)

Window to side. High quality fitted "Systems Six" kitchen comprising handleless wall and floor mounted cupboard and drawer storage units with black quartz work surfaces above with a matching peninsular/breakfast bar with a curved edge finish. Polished stainless steel effect plinths. A range of good quality appliances of fridge, freezer, washing machine and a dishwasher. Built in 4 ring electric induction hob with a stainless steel and glass floating extractor hood above. Eye level double electric oven and grill. Built in eye level microwave. Inset stainless steel one and a half bowl sink with a mixer tap above and an integrated single drainer. Engineered wood flooring. Inset lighting.

Bedroom 1 12'0" (3.66m) To Wardrobe x 11'5" (3.48m)

Window to rear with sea views. Built in wardrobe with 4 x sliding mirrored doors that houses a mixture of hanging rails, drawers and shelving. Radiator.

Bedroom 2 11'9" (3.58m) x 8'5" (2.57m)

Window to front. Radiator. Fitted wardrobe with 4 x frosted mirrored doors with a mixture of hanging rails, drawers and shelving.

Bathroom

Obscure glazed window to front. Modern fitted 4 piece bathroom suite comprising of a bath with a mixer tap, shower attachment and complimentary tiled splash backs. Walk in shower cubicle with a thermostatically controlled "rain fall" shower head above, separate shower attachment and tiled splash backs to ceiling height. Concealed cistern WC. Wash hand basin with displays to both sides and storage below. Wall mounted mirror with integrated LED lighting and a shaver socket. Laminate tile effect flooring. Heated towel rail. Inset ceiling lights. Extractor fan.

WC

Obscure glazed window to rear. Modern fitted white suite comprising of a low level WC. Wash hand basin with storage below.



Externally

Balcony

The property has its own balcony that enjoys a southerly aspect and sea views. Recently installed stainless steel and glass balustrades. Tiled flooring. Outside light.

Gardens

The property has access to well maintained and southerly facing communal gardens that are laid mainly to lawn with well stocked and mature shrub bed boundaries. Use of an outside water tap. Outside gas meter box. Communal clothes drying and refuse area. The property is approached by a sweeping driveway, which does allow for some visitor parking and in turn leads to:

Single Garage 17'5" (5.31m) x 9'0" (2.74m)

Up and over door to front (fitted 2021). Parking space outside. New roof in 2022.

Tenure

The property is LEASEHOLD with a share of the Freehold. The property is currently held on a 999 year lease from September 2008. The property also enjoys a quarter share of the Freehold to the building. Buildings insurance / Service Charges is approx £65 per month. Maintenance is split equally between the four flats as and when required.

Services

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

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

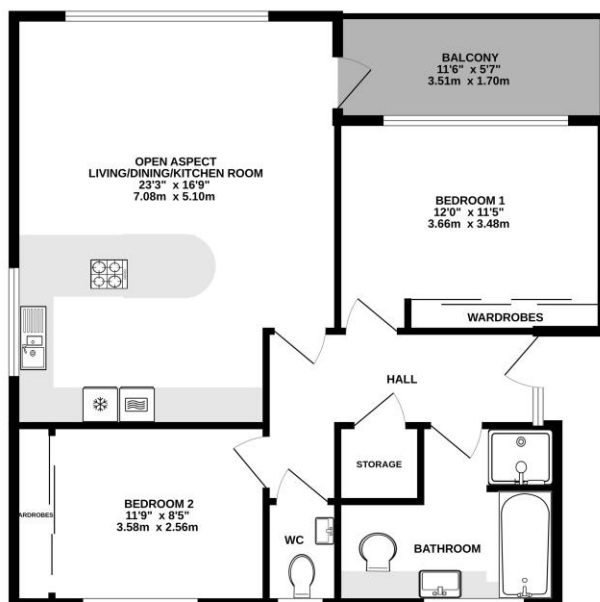
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. Please note a purchaser must be aged 55 or over. Pets not permitted. Lettings either short term or AST are not permitted.

FIRST FLOOR



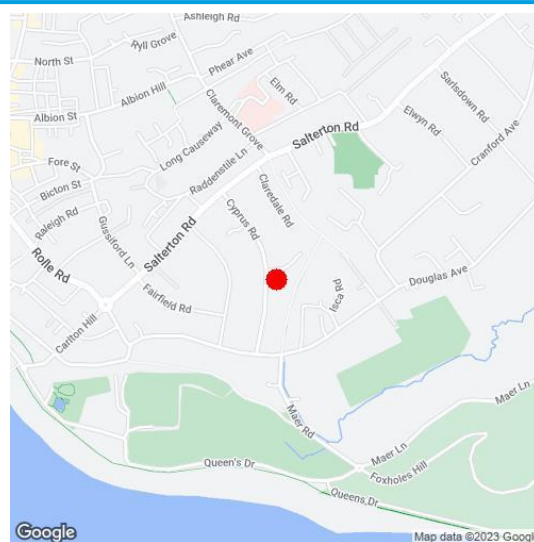
3 VALE COURT, MAER VALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors 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 various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure (2022)

Directions

From our prominent Town Centre office, head left along Rolle Street and continue into Rolle Road. At the roundabout head straight across into Douglas Avenue and follow the road around the bend. Continue along and take the 3rd left hand turning into Cyprus Road and then a right hand turning into Maer Vale. The property will be found immediately 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.