

01395 222350

LINKS
ESTATE AGENTS

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Guide Price £139,500

2 Montpellier Court, Montpellier Road, Exmouth, EX8 1JP



- Well Presented & Good Sized Ground Floor 1 Bedroom Flat • Gas Centrally Heated & uPVC Double Glazed • Close To The Town Centre, Train Station And Sea front • Bay Fronted Living/Dining Room • Modern Fitted Kitchen • Bedroom & Modern Shower Room • Allocated Parking & Visitor Parking • NO ONWARD CHAIN. Internal Viewing Strongly Advised



Fully glazed front entrance door, with courtesy lighting leading to:

Communal Hallway

Communal post boxes. Staircase rising to the first floor. Door leading to:

Entrance Porch

Laminate flooring. Wall mounted coat hooks. Door leading to:

Entrance Hall

Laminate flooring. Smoke alarm. Radiator. Good sized walk in storage cupboard that has a light connected, fitted shelving and a wall mounted gas fired combi boiler, supplying the gas central heating and domestic hot water. The trip switch fuse box is also situated within the cupboard. Doors leading to all rooms including:

Living/Dining Room 15'4" (4.67m) Max x 13'9" (4.19m) Max

Walk in bay window. Focal point of an electric fire with an attractive surround. Laminate flooring. Radiator. Internal window to kitchen.

Kitchen 9'11" (3.02m) x 4'8" (1.42m)

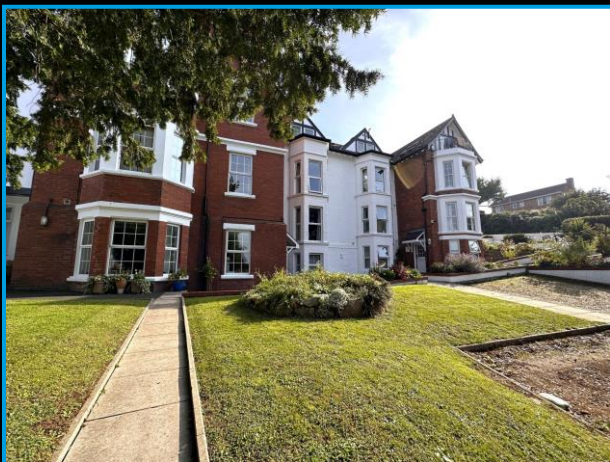
Modern fitted kitchen comprising of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Inset stainless steel single bowl sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine. Built in 4 ring electric induction hob, with an electric oven below, a glass splash back and a filter hood above. Space for a fridge/freezer. Radiator.

Bedroom 13'0" (3.96m) x 8'5" (2.57m)

3 x Windows to side. Radiator.

Shower Room

Modern fitted room comprising of a walk in shower quadrant with tiled splash backs to ceiling height with a thermostatically controlled shower and splash screen doors. Low level WC. Wash hand basin with display to both sides and storage below. Wall mounted mirror with lighting. Laminate tile effect flooring. Extractor fan. Heated towel rail. Shelving.



Externally

The property has use of the communal grounds that are very well kept and extremely clean, comprising of mature trees and shrubs, as well as various raised shrub beds to help provide year round colour and interest. Communal drying area, communal bin store, shared storage room (suitable for bicycle storage) and external meter boxes.

Allocated & Visitor Parking

The property has its own allocated parking space to the front of the property. There is also visitors parking available.

Tenure

The property is Leasehold. The property is held on a 125 year lease from 1995. The property also enjoys a 1/23 share of the the freehold to the building. The appointed management company is Eaton Terry Clark. Annual service charge £2,280.00. The service charge covers buildings insurance, communal grounds maintenance and a contribution to a sinking fund.

Services

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

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)

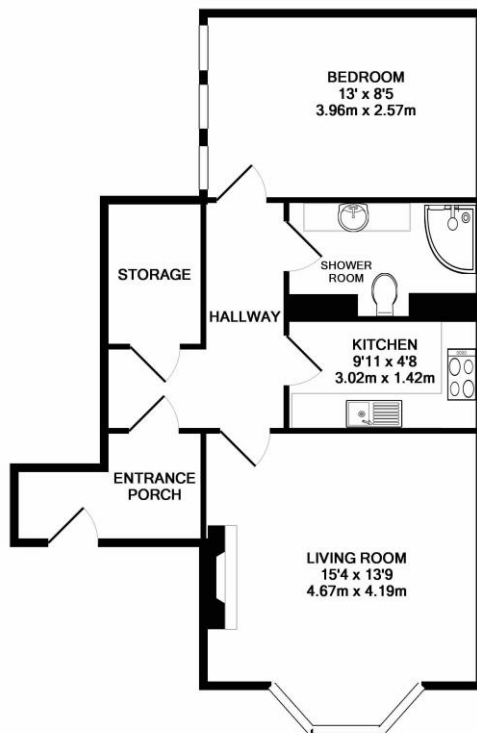
Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

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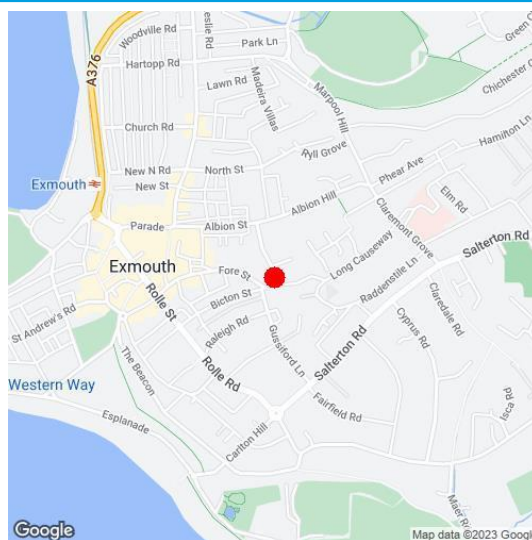
2 MONTELLIER COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, turn right and head up Church Street and continue into Fore Street. Take a left hand turning at the junction and then immediately left again in Montpelier Road. The property will be found immediately on the right hand side, identified by our for sale board and up the driveway to Montpelier Court

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.

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