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LINKS
ESTATE AGENTS

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Offers in Excess of £150,000

Flat 4, 20 Alexandra Terrace, Exmouth, EX8 1BD



- Well Presented Second Floor Flat • Moments From Exmouth Seafront, Marina & Town Centre
- Gas Central Heating & Extensive Double Glazing • Living Room With Views Over Exmouth
- Separate Kitchen • 1 Double Bedroom & Bathroom • Residents Parking To Front Of Building
- Viewing Recommended



Accommodation

Ground Floor

Communal uPVC double glazed front entrance door leading to:

Communal Porch

High level cupboard housing the gas metre. Half glazed door leading to:

Communal Hall

Cupboard housing the electric metre. Staircase rising to 2nd floor.

Second Floor

Main entrance door, with spy hole, leading to:

Entrance Hall

Obscure glazed window to side. Radiator. Picture rail. Useful storage cupboards that also has the electric trip switch fuse box. Doors leading to bedroom, bathroom and:

Living Room 12'10" (3.91m) x 10'8" (3.25m)

2 uPVC double glazed windows to rear giving lovely views over Exmouth Town Centre with Haldon Hills in the distance. Fireplace feature with wooden mantle. Radiator. Picture rail. Door leading to:

Kitchen 7'5" (2.26m) x 5'0" (1.52m)

uPVC double glazed window to side. Cupboard and drawer storage units with roll edged work surfaces and splashback. Space for gas or electric cooker. Space and plumbing for washing machine. Space under work top for fridge etc. Wall mounted, gas fired, Combi boiler that supplies the central heating and domestic hot water.

Bedroom 9'2" (2.79m) x 8'10" (2.69m) Plus Recess

uPVC double glazed window to side. Radiator. Picture rail. Access to loft storage space. Recess suitable for wardrobe etc.



Bathroom

Obscure uPVC double glazed window to side. White suite comprising panelled bath with electric shower unit over and tiling to ceiling height. Low - level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Parking

There is residents parking to the front of the building.

Tenure

The property is LEASEHOLD. We understand a 110 year lease was granted in September 2020. Ground Rent is £150 per annum and Service Charge of £100 per calendar month. Buildings Insurance is £862 per annum.

Services

All mains services are connected. Council Tax Band A

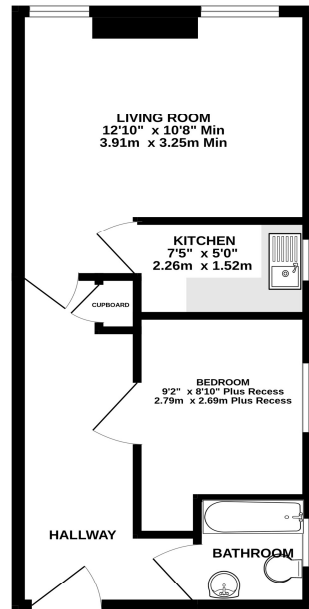
Mortgage Assistance

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

SECOND FLOOR



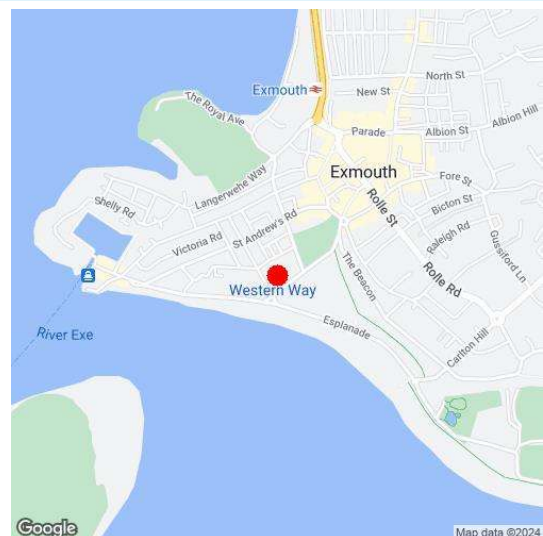
ALEXANDRA TERRACE, EXMOUTH

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.
Made with Metaplan (2024)

Directions

From our prominent Town centre office, on foot, proceed up High Street and straight across at the roundabout having Manor Gardens to your right. heading towards the Seafront, proceed across Imperial Road, where Alexandra Terrace is on your right with the property being clearly identified by our For Sale sign.

| 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 | | |
| | 64 | 75 |



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.