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LINKS
ESTATE AGENTS

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Guide Price £245,000

10 Aldborough Court, 21 Douglas Avenue, Exmouth, EX8 2HA



- Purpose Built First Floor Apartment • Sought After Avenues Location • uPVC Double Glazing & Electric Heating • Living / Dining Room & Balcony • Kitchen / Breakfast Room • 2 Double Bedrooms With Wardrobes, Bathroom • Lovely Communal Gardens, Car Port, Long Lease • NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door, with entry comm system, leading to:

Communal Entrance Hall

Staircase rising to first and second floor levels.

First Floor

Own front entrance door leading to:

Entrance Hall

Wall mounted entry phone. Electric radiator. Useful cloak storage cupboard. Further storage cupboard. Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to all rooms.

Living / Dining Room 17'10" (5.44m) x 13'10" (4.22m)

uPVC double glaze window to front overlooking the communal gardens. Door leading to balcony. The electric fire within the fireplace surround are included in the sale. Electric radiator.

Balcony

A great space for outdoor dining and sitting during the fine weather overlooking the Communal Gardens. Tiled flooring with glass balustrades.

Kitchen / Breakfast Room 14'5" (4.39m) x 8'10" (2.69m)

uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The new electric cooker is included in the sale, filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Electric radiator.

Bedroom 1 11'10" (3.61m) To Wardrobe x 10'11" (3.33m)

uPVC double glazed window to front overlooking the Communal gardens. Built - in double wardrobe. Electric radiator.

Bedroom 2 11'6" (3.51m) x 9'8" (2.95m) To Wardrobe

uPVC double glazed window to rear. Built - in double wardrobe and single wardrobe. Electric radiator.



Bathroom

2 obscure uPVC double glazed windows to rear. White suite of panelled bath with electric shower unit over and tiling to ceiling height. Pedestal wash hand basin. Low-level WC. Heated towel rail.

Externally

A feature of Aldborough Court are the lovely, Mature and well maintained Communal gardens. They are planted to provide year round interest and colour, with various pathways, including a bridge over the central pond feature, and lawn areas.

Parking

There is a covered parking space / car port for 1 vehicle

Tenure

The property is LEASEHOLD but has an equal share of the Freehold with the other apartment owners. We understand there are in excess of 930 years remaining on the lease. We understand combined Service Charges, Ground Rent and Buildings Insurance of £350 per quarter. No pets are allowed.

Services

Mains Water, Drainage & Electricity are connected. 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

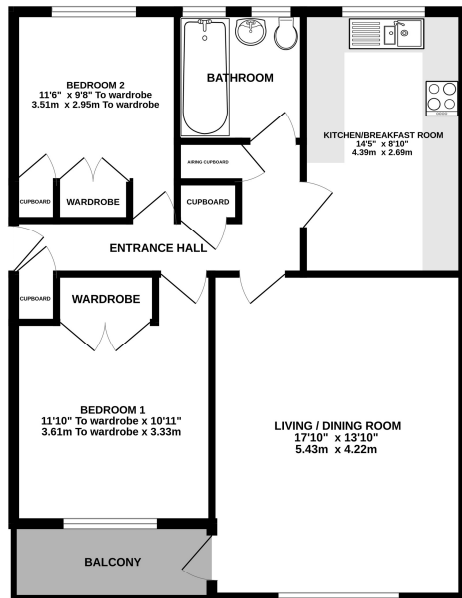
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

FIRST FLOOR



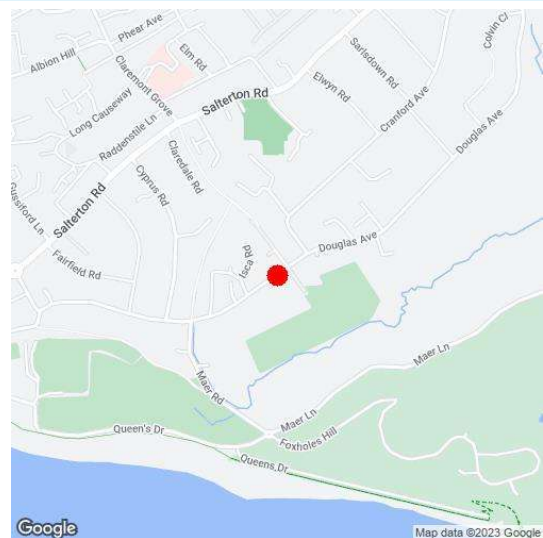
ALDBOROUGH COURT, DOUGLAS AVENUE

While 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 Metreplan (2023)

Directions

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road and at the mini 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. Aldborough Court can be found on the left hand side, just before Long Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.