

Guide Price £285,000
Flat 3, Woodbury House, 83 Salterton Road,
Exmouth, EX8 2EW



- Ground Floor Apartment In A Sought After Modern Development • 2 Bedrooms
- Open Plan Lounge And Kitchen Area • Bathroom/WC • Utility Cupboard And Further Ample Storage Built-In • Gas Central Heating And Double Glazing • Share Of The Freehold
- Private Enclosed Rear Garden And Allocated Parking Space



Accommodation

Ground Floor

Communal entrance with remote entry system leading to:

Communal Hallway

Stairs and lift to all floors. Communal meter cupboard.

Private entrance door to:

Entrance Hall

A spacious hallway. Radiator. Telephone point. 2 Deep storage cupboards. Large walk in utility/storage cupboard with space for a tumble dryer, lighting and shelving. Doors to:

Open Plan Lounge/Kitchen Area 21'2" (6.45m) x 12'8" (3.86m)

Lounge Area

Double glazed French doors with side panel windows opening onto the rear garden. TV aerial point. Radiator. Open to:

Kitchen Area

Double glazed window to the side. Range of modern fitted units comprising one and a half bowl stainless steel sink unit. Base cupboard and drawer units. Eye-level units. Integrated electric oven. Inset electric hob with Chimney style cooker hood over. Integrated fridge/freezer. Plumbing for washing machine (washing machine included in the sale). Unit housing gas fired boiler supplying domestic hot water and central heating.

Bedroom 1 12'2" (3.71m) x 10'10" (3.3m)

Double glazed window to the rear overlooking the garden. TV aerial point. Radiator.

Bedroom 2 10'9" (3.28m) x 9'6" (2.9m)

Double glazed window to the rear overlooking the garden. Radiator.

Bathroom/WC

Suite comprising panelled bath. Tiled splash back. Built-in shower. Vanity wash hand basin. Close-coupled WC. Wall mounted mirror fronted cupboard. Shaver point. Heated towel rail. Extractor fan.

Externally

Private Garden

An attractive, enclosed private garden located to the rear of the property. Laid mainly to lawn with mature, well stocked flower and shrub borders. Further area of raised garden to the side of the property. Timber storage shed.

Allocated Parking

Flat 3 has an allocated parking space for one car located to the front of the property.





Tenure

The property is LEASEHOLD with one tenth SHARE OF THE FREEHOLD. We understand the current maintenance charge is £1500.

Services

All mains services are connected. Council Tax Band C

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

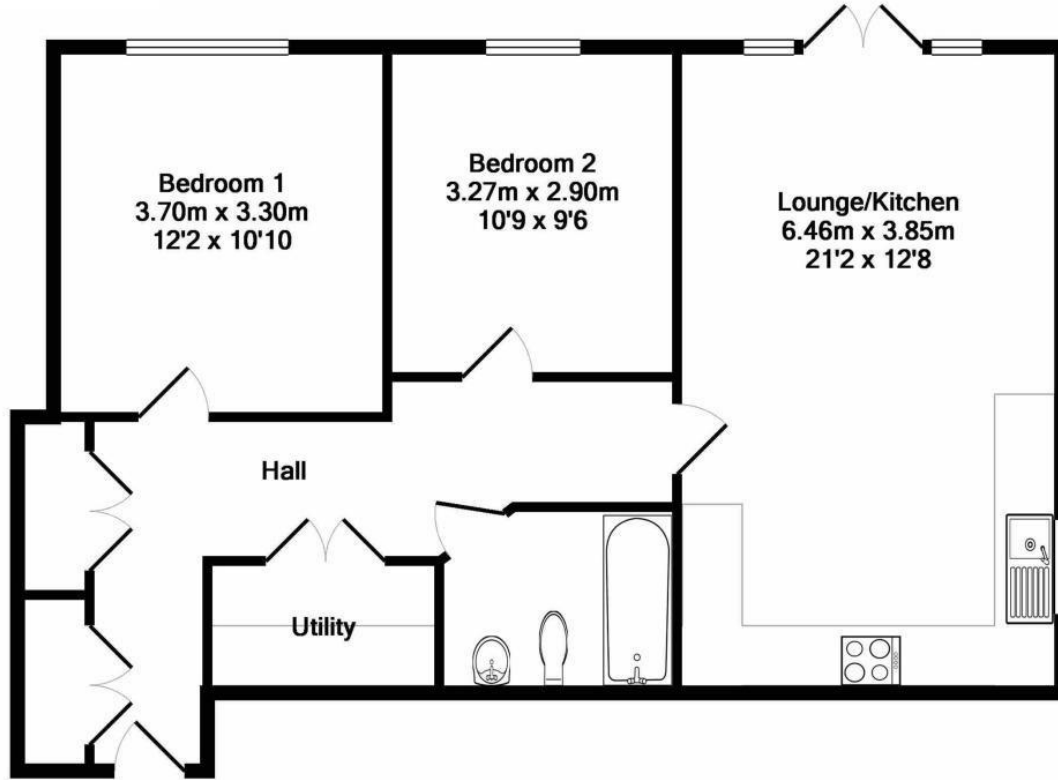
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification.

We understand that PETS AND HOLIDAY LETS ARE NOT PERMITTED.

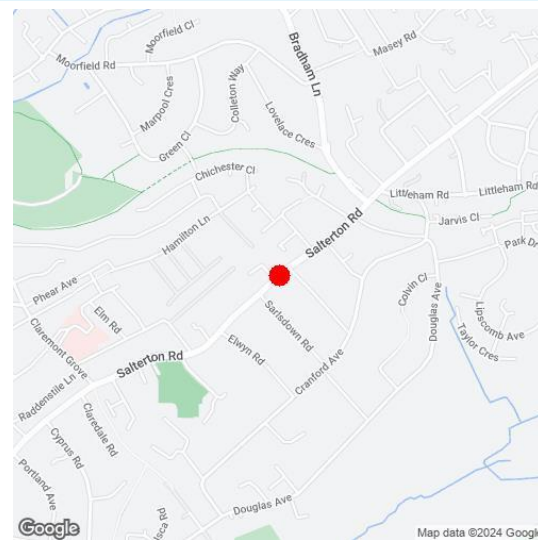


Please note: This floor plan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.

Directions

From our prominent town centre office proceed up Rolle Road to the roundabout and turn left onto Salterton Road. Continue through the first set of traffic lights and continue on passing the Cranford Sports Centre on the right and Woodbury House can be found on the left hand side on the corner of Walnut Grove a short distance further on.

Energy Efficiency Rating	
Current	Potential
<small>More energy efficient - lower running costs</small> (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
83	83
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.