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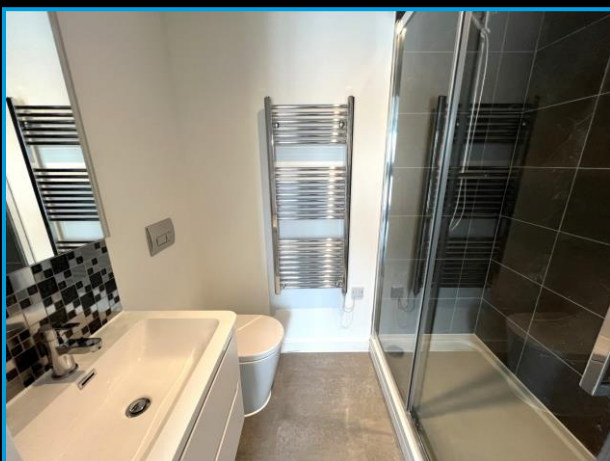
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**Guide Price £349,950**

**10 Bowlinger Court, Tower Street, Exmouth, EX8 1FG**



- Brand New Town Centre Apartment • Bespoke Development of 19 Individual Apartments
- Walk To Town, Train Station, Seafront & Marina • Double Glazing & Air Source Heat Pump
- Electric Heating • 2 Double Bedrooms, Bathroom and En-Suite Shower Room • Open Plan Living Room / Kitchen • Integrated Kitchen Appliances • 999 Year Lease, Lift Access To All Floors



## EXMOUTH – WHERE THE RIVER EXE MEETS THE

Exmouth is a thriving East Devon coastal town, situated on the UNESCO World Heritage Jurassic Coast, a 95-mile long stretch of coastline in southern England, situated within the counties of Dorset and Devon. Twinned with Dinan in France and Langerwehe in Germany, there are 2 Miles of Golden sand, dotted with Rock pools and fringed with a Promenade. Orcombe Point has the oldest rocks on this World Heritage Site which are located on the South Western point. Along the Promenade, a mixture of activities can be found including a bowling Alley with shop outlets, Exmouth Pavillions with its variety of shows, Restaurants, Watersports Centre and family activity facilities.

Exmouth`s lively centre bustles with shops of all kinds, focusing on the pedestrianised Magnolia Centre, with its well known High Street names, and The Strand Gardens, where there are pubs, bistros, bars and a cinema.

Being a resort, it offers many activities including football, rugby, cricket, tennis, golf, fishing, riding and all Watersports activities.

The town has all the amenities including schools, a hospital, train station, doctors surgeries, Sports Centres and a Swimming Pool. A frequent bus service connects with surrounding villages, towns and the Cathedral City of Exeter, just 10 Miles along the A376. This in turn gives access to the M5, A30 and A303. Exeter International Airport is also within 10 Miles.

### Location

Bowlinger Court, Tower Street is situated within the heart of Exmouth Town Centre, overlooking The Strand Gardens and within walking distance of Exmouth Seafront, Marina, Train Station and Manor Gardens.

### Property

Apartment 10 Bowlinger Court is a 2 double bedroom and 2 bathroom, first floor apartment. Benefits of the property include:

Kitchens will have integrated oven, hob, washer / dryers, fridge & freezers in all apartments plus dishwasher in the 2 bedroom apartments.

Floor coverings: Carpets (Grey / brown) in bedrooms and Karndean flooring in kitchen / bathroom / shower room / hallways

Oak internal doors

Gated entrance from Queen Street and communal Bike rack outside.

Lift and stair access to all floors in main Tower Street block

All apartments will benefit from:

Air source heat pumps (electric)

Under floor heating

Aluminium window frames

999 year lease

Service charge will be c. £1,500 to £2,000 per annum





## Dimensions

### First Floor

#### Hallway

Karndean flooring with under floor heating. Walk - in storage cupboard that houses the trip switch fuse box and water tank. Doors leading to both bedrooms, bathroom and:

#### Living Room / Kitchen 21'4" (6.5m) Irregular Shape x 17'7" (5.36m) Irregular Shape

Dual aspect having a window to rear and side. Brand new fitted kitchen with cupboard and drawer storage units and separate peninsula. Integrated oven, hob, washer / dryer, dishwasher and fridge / freezer. Karndean flooring with under floor heating.

#### Bedroom 1 11'0" (3.35m) Max x 10'9" (3.28m) Min

Window to rear. Brand new fitted carpet. Door leading to:

#### En-suite Shower Room

White suite of shower cubicle with mains fed shower including Rainfall waterhead, low level WC and vanity wash hand basin. Karndean flooring including under floor heating.

#### Bedroom 2 10'10" (3.3m) Max x 9'0" (2.74m) Min

Window to rear. Brand new fitted carpet.

#### Bathroom

Brand new white suite having a panelled bath with a mains fed shower over, low level WC and vanity wash hand basin. Karndean flooring with under floor heating.

#### Tenure

The property is LEASEHOLD. We understand a 999 year lease will be granted with combined Service Charges & Buildings Insurance of c. £1,500 to £2,000 per annum

#### Services

Mains Water, Drainage and Electric connected.

#### Mortgage Assistance

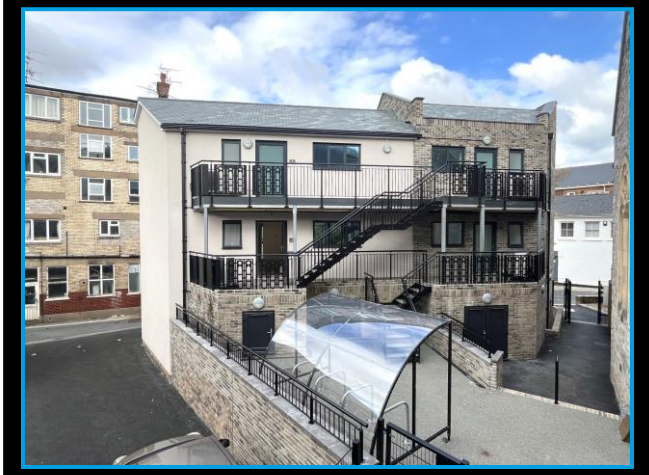
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

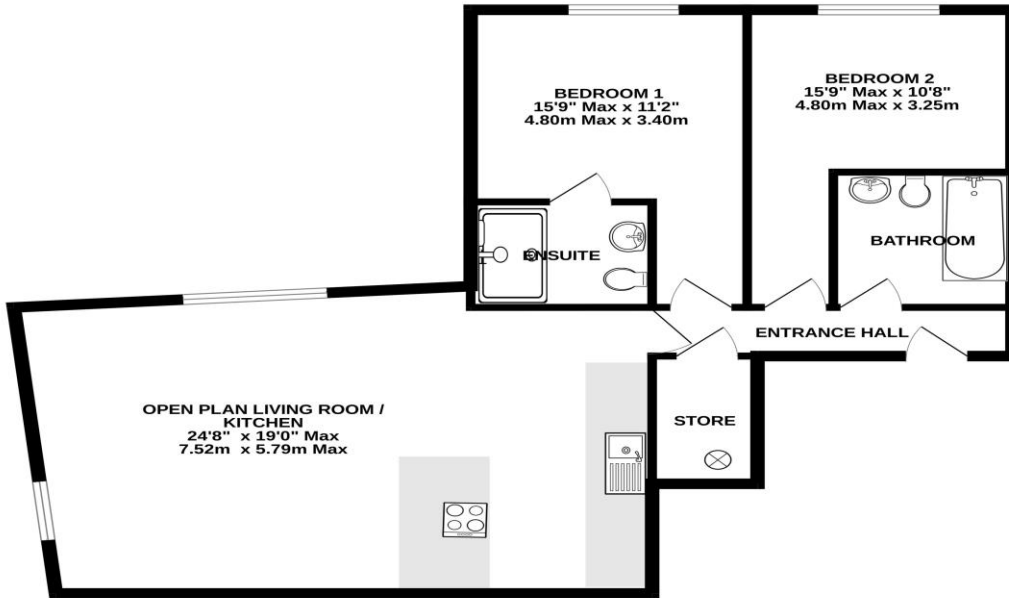
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#### Agents Note

Please note that Links Estate Agents take no responsibility for any inaccuracies within any text or imagery within any literature relating to any of the 19 apartments within Bowlinger Court, Exmouth.



FIRST FLOOR



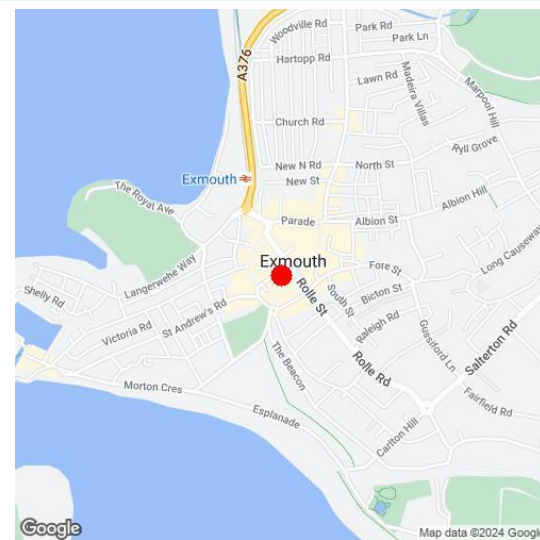
BOWLING COURT

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 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 Metropac ©2004.

**Directions**

On Foot, from our Prominent Town Centre office, proceed down Rolle Street turning left into Tower Street. The building will be found on the left hand side, overlooking The Strand Gardens.

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Most energy efficient - lower running costs |           |
| G2 Plan A                                   |           |
| B   |           |
| C   |           |
| D   |           |
| E   |           |
| F   |           |
| 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](http://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.