

01395 222350

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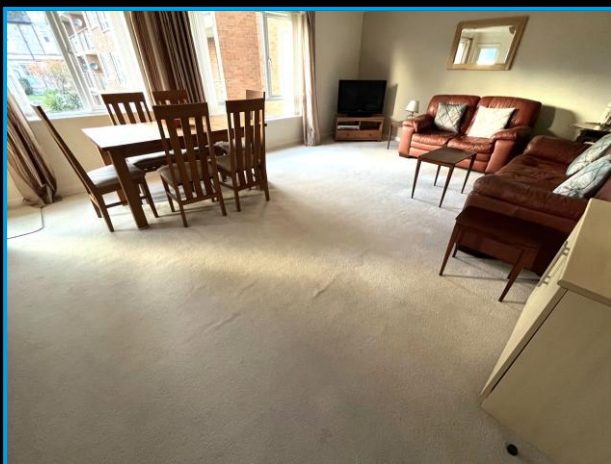
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Guide Price £265,000

16 Marina Court, Douglas Avenue, Exmouth, EX8 2BY



- Well Presented, Purpose Built First Floor Apartment • Level Walk To Exmouth Seafront
- Gas Central Heating & Double Glazing • Living / Dining Room With Access To Balcony
- Modern Fitted Kitchen With Integrated Appliances • 2 Double Bedrooms With Bedroom Furniture
- Bathroom WC & Further WC • Garage, Communal Gardens, Long Lease, NO ONWARD CHAIN



Accommodation

Ground Floor

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

Communal Hallway

Staircase rising to upper floors.

First Floor

Own front entrance door, with spy hole and cupboard housing the electric meter and trip switch fuse box, leading to:

Entrance Hall

Radiator. Entry phone. Wall mounted central heating thermostat. Useful storage cupboard which includes slatted shelving. Smoke alarm. Doors leading to all rooms.

Living / Dining Room 19'9" (6.02m) x 15'3" (4.65m)

2 windows to rear overlooking the Communal gardens with distant Exe Estuary and Haldon Hill and Sea views. Radiator. uPVC double glazed external door leading to:

Balcony

South Westerly facing with glass balustrades being an ideal area for outdoor sitting and dining during the fine weather

Kitchen

uPVC double glazed window to front that gains views over the Maer and of The Sea. Good range of modern fitted cupboard and drawer storage units with work surfaces and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring induction hob with electric oven below and filter hood above. Integrated fridge, freezer and slimline dishwasher. Space and plumbing for washing machine. Plinth heater. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Gas meter within 1 of the cupboards.

Bedroom 1 13'5" (4.09m) x 11'2" (3.4m)

uPVC double glazed window to rear gaining views over the communal gardens with the Exe Estuary and Haldon Hill views. Good range of fitted bedroom furniture including wardrobes and bedside tables. Radiator.

Bedroom 2 13'1" (3.99m) x 10'0" (3.05m)

uPVC double glazed window to front gaining those sea views. Built in double wardrobe with further cupboard storage units. Radiator.

Bathroom

Obscure uPVC double glazed window to front. White suite of panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Wall mounted electric heater.



Cloakroom

Obscure uPVC double glazed window to front. White suite of concealed cistern WC and wall mounted wash hand basin. Tiled splashbacks.

Communal gardens

Another feature of this development are the lovely, Southerly facing and level mature communal gardens which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour . Walking past a neighbouring development gives pedestrian access down to The Maer with the Seafront beyond.

Parking

To the front of the development is residents and visitors parking.

Garage 16'5" (5m) x 8'1" (2.46m)

Up and over door to front.

Tenure

The property is LEASEHOLD but owns an equal share of the Freehold with the other apartment owners. We understand a 999 year lease was granted in March 2004. Combined Ground Rent, Service Charge and Buildings Insurance of £375 per quarter, this includes gardening and communal areas being cleaned. Exmouth based Management company.

Services

Mains Water, Drainage & Electric are fitted. 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

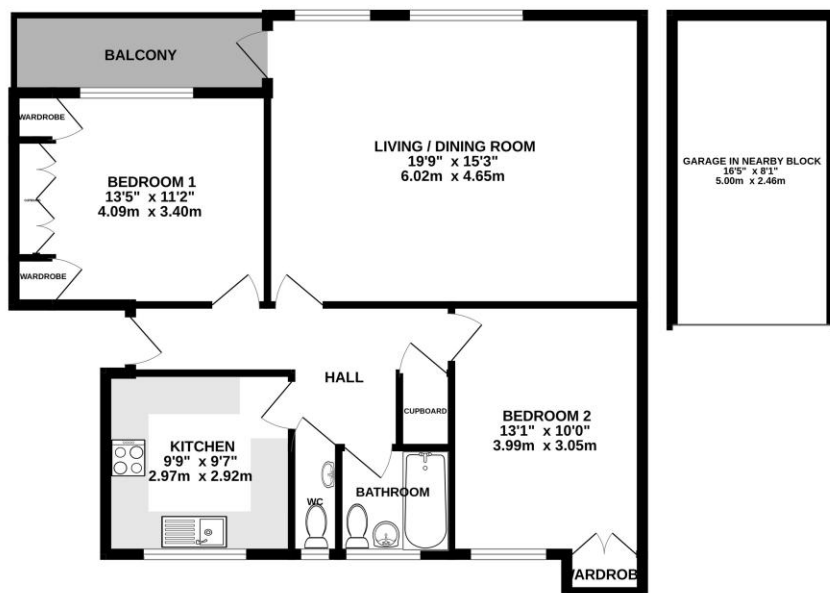
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FIRST FLOOR



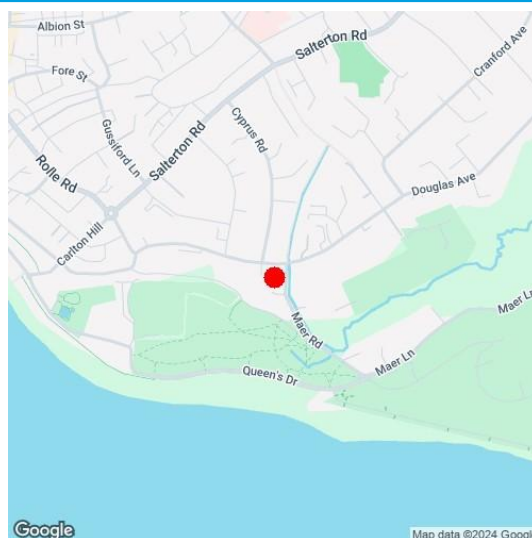
MARINA COURT, DOUGLAS AVENUE

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.
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Directions

From our prominent Town Centre, proceed up Rolle Street, into Rolle Road and at the mini roundabout, proceed straight ahead passing The Deaf Academy on the left hand side. Turn right into Maer Road where the entrance to Marina Court will be found immediately on the right hand side.

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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