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LINKS
ESTATE AGENTS

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Guide Price £269,950

19 Aldborough Court, Douglas Avenue, Exmouth, EX8 2HA



- Purpose Built Ground Floor Flat • Gas Central Heating & Double Glazing • Living / Dining Room With Patio Access • Modern Fitted Kitchen / Breakfast Room • 2 Double Bedrooms With Wardrobes
- Modern Fitted Shower Room, Separate Cloakroom • Lovely Communal Gardens & Carport
- NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door leading to 6 apartments. The apartment's main entrance door, has a spy hole and leads to:

Entrance Hall

Wall mounted entry phone. Radiator. 2 useful shoved storage cupboards, 1 having the trip switch fuse box. Smoke alarm. Doors leading to all rooms.

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

Dual aspect having uPVC double glazed external door leading to patio area and window to front gaining lovely views of the Communal gardens. 2 Radiators.

Patio

We understand the patio area that accessed via the living / dining room belongs to this property, this then leads onto the Communal gardens.

Kitchen / Breakfast Room 12'7" (3.84m) x 9'9" (2.97m)

Dual aspect having windows to rear and side. Good range of modern fitting cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built in 4 ring gas hob with electric oven below and filter hood above. Integrated slimline dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water.

Bedroom 1 11'9" (3.58m) To Wardrobe x 10'11" (3.33m)

Window to front overlooking the Communal gardens. Built - in double wardrobe. Radiator.

Bedroom 2 10'10" (3.3m) x 10'4" (3.15m) Plus Recess

Window to rear. Radiator. Built - in single wardrobe.

Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of double shower tray with splash screen door and splashback to ceiling heights with thermostatically controlled shower unit, fitted seat and hand grips. Vanity wash hand basin. Heated towel rail. Shaver socket.



Cloakroom

Modern fitted suite of low level WC with wash hand basin. Wall mounted hand grips. Extractor fan.

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

To the rear of Aldborough Court is the parking facilities where this property has a 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 £385 per quarter. No pets are allowed.

Services

All mains services 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

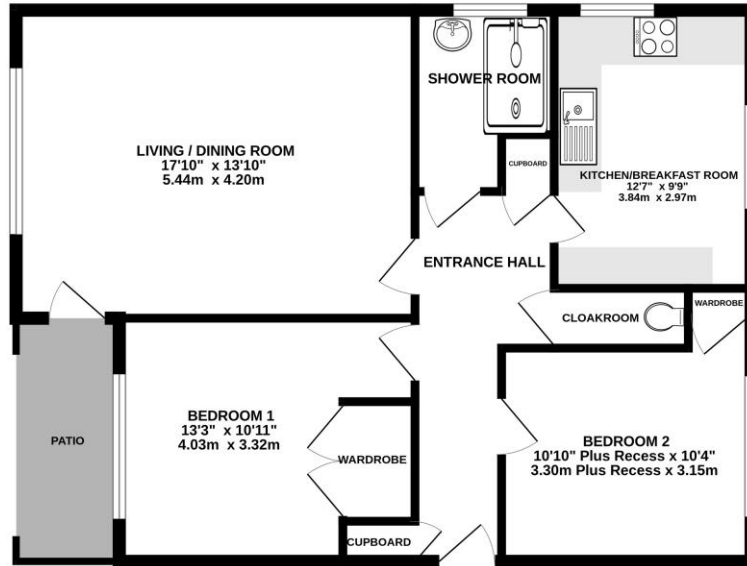
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



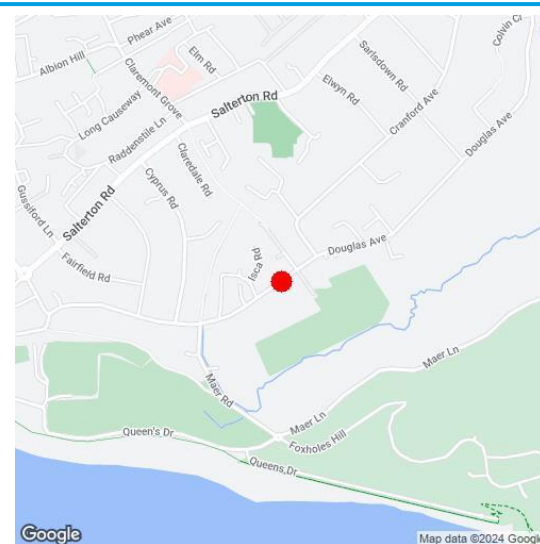
CRANFORD AVENUE, EXMOUTH

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.
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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
<p>More energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
71	77
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.