

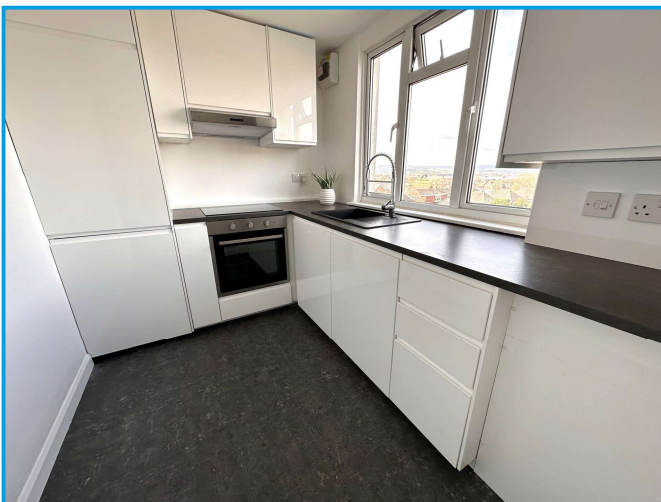
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LINKS
ESTATE AGENTS

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Guide Price £170,000

11 Mount Pleasant Court, Exmouth, EX8 4QX



• Renovated 2 Bedroom Second Floor Flat • Lovely Views Of The Exe Estuary • Gas Centrally Heated & uPVC Double Glazed • Living / Dining Room & Newly Fitted Kitchen • Bathroom With White Suite • Garage With Parking In Front • New Lease Upon Completion • NO ONWARD CHAIN. Viewing Advised



A communal entrance door provides access to the communal entrance hallway. Staircase rising to the first and second floor.

Second Floor

Front entrance door leading to:

Entrance Hall

Recently fitted carpet. Coved ceiling. Useful walk in storage cupboard that has shelving. Recently installed modern internal doors leading to both bedrooms, bathroom and:

Living / Dining Room 16'2" (4.93m) x 11'2" (3.4m)

A fantastic room that has a lovely view of the Estuary and the hills beyond. Radiator. Coved ceiling. Inset ceiling lights. Recently fitted carpet. Arch way leading to:

Kitchen 9'0" (2.74m) x 7'2" (2.18m)

Window to front with views that are similar to the living room. Newly installed floor standing and wall mounted cupboard and drawer storage units with an attractive work surface. Built in four ring electric hob with an electric oven below and filter above. Integrated Fridge/Freezer. Inset composite single bowl sink with a small drainer unit to the side and a mixer tap above with a Flexi hose. Space that would allow for an integrated washing machine. Concealed wall mounted gas fired boiler that supplies the gas central heating and domestic hot water. Vinyl flooring. High level electric switch box.

Bedroom 1 13'9" (4.19m) x 7'9" (2.36m)

Windows rear. Radiator. Coved ceiling. Recently fitted carpet.

Bedroom 2 7'9" (2.36m) x 6'2" (1.88m)

Windows to rear. Radiator. Coved ceiling. Recently fitted carpet.

Bathroom

Fitted white suite that comprises of a panelled bath that has a shower attachment above the bath and splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Vinyl flooring. Extensively tiled walls to ceiling height.

Externally

Located to the rear of the block and access via a driveway is a:

Garage 17'11" (5.46m) x 7'11" (2.41m)

Up and over door to front. Space to park directly outside the garage.





Tenure

The property is LEASEHOLD. A NEW EXTENDED lease will be issued upon completion extending the term to 110 years.. Service charge is £600 pa. Ground rent is £150 pa. The Freeholders are C A Church Ltd.

Services

All mains services are connected. Council Tax Band A. The property is on a water meter.

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

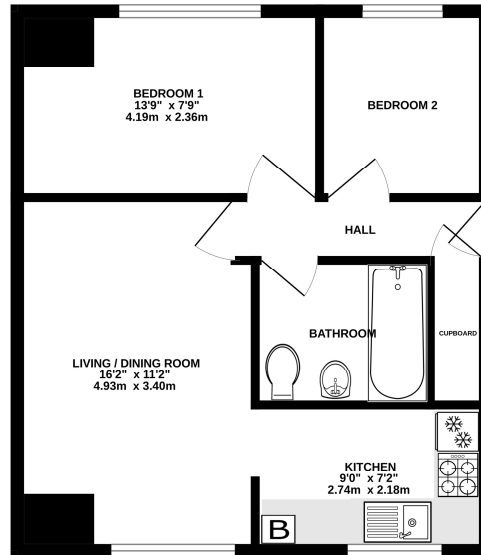
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note, these are draft particulars and they are awaiting vendors verification

2ND FLOOR FLAT



11 MOUNT PLEASANT COURT

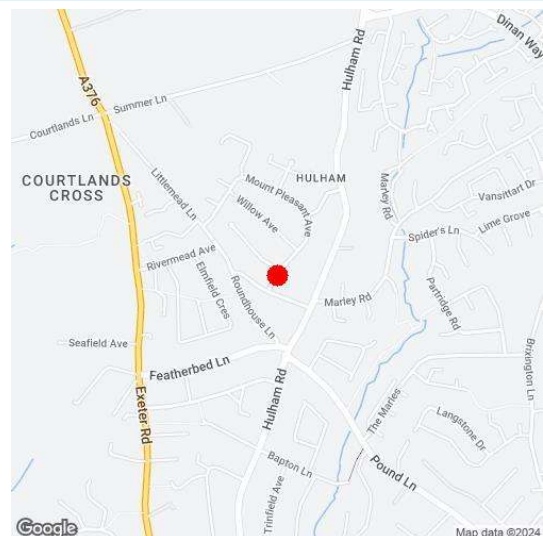
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.

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Directions

From our prominent Town Centre offices, proceed down Rolle Street and past The Strand. Continue onto Marine Way and into Exeter Road. Turn right onto Hulham Road and take 6th turning on the left into Littlemead Lane. Turn right into Mount Pleasant Avenue and Mount Pleasant Court will be found 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.