

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £185,000

121a Exeter Road, Exmouth, EX8 1QE



- Edge Of Town Centre First Floor Flat • Gas Central Heating & Double Glazing
- Bay Fronted Living Room • Good Sized Kitchen / Dining Room • 2 Bedrooms & Bathroom
- Level Walk To Town, Train Station & Seafront • Brand New 999 Year Lease Created Upon Completion
- NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door leading to:

Communal Hallway

Own front entrance door leading to:

Entrance Porch

Dado rail. Staircase rising to first floor.

First Floor

Half Landing

Obscure Secondary glazed window to side. Radiator. Wall mounted central heating thermostat. Staircase rising to first floor. Doors leading to kitchen / dining room, bedroom two and bathroom.

Landing

Radiator. Access to loft storage space. Useful storage cupboard. Smoke alarm. Doors leading to bedroom one and:

Living Room 19'2" (5.84m) Into Bay x 16'3" (4.95m)

uPVC double glazed bay window to front and further window to front. Radiator. Picture rail.

Kitchen / Dining Room 12'7" (3.84m) x 10'9" (3.28m)

Dual aspect having uPVC double glazed windows to rear and side. Range of cupboard storage units with roll edged work surface. Stainless steel single sink and drainer unit. Gas and electric cooker points. Space and plumbing for washing machine. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

Bedroom 1 13'4" (4.06m) x 12'9" (3.89m)

uPVC double glazed window to rear. Radiator. Tiled fireplace. Picture rail.

Bedroom 2 9'3" (2.82m) x 7'5" (2.26m)

uPVC double glazed window to side. Built - in storage cupboard. Radiator. Picture rail.

Bathroom

Obscure uPVC double glazed window side. White suite of panelled bath with mixer tap and shower attachment, tiling to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Access to loft storage space.



Externally

There is an area of level Front Garden.

Tenure

The property is LEASEHOLD and we understand a brand new 999 year lease will be granted upon completion. Terms to be confirmed.

Services

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

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

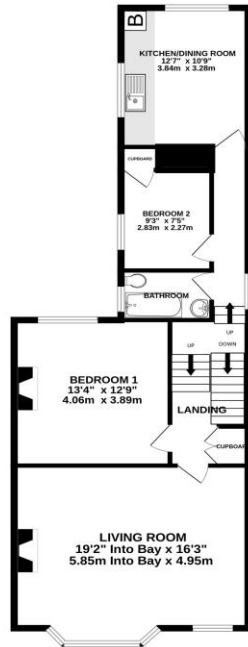
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

these are draft particulars and are awaiting vendors verification

FIRST FLOOR



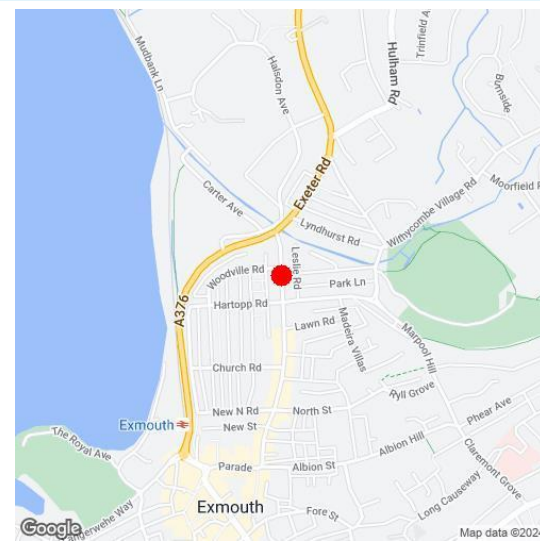
EXETER ROAD, EXMOUTH

While 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 omitted or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or efficiency can be given.
Made with AutoCAD 2024

Directions

From our prominent Town centre office, on foot, walk through the Magnolia shopping centre and into Exeter Road. Walk past All Saints Church, where the property will be found on the left hand side, opposite park Road, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
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.