

01395 222350

LINKS
ESTATE AGENTS

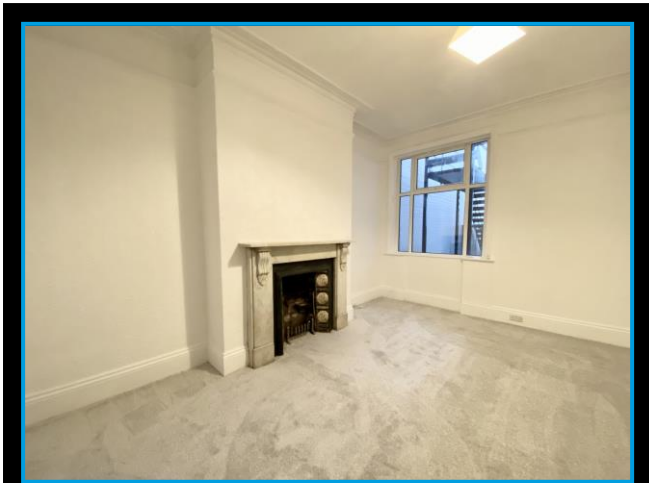
exmouth@linksestateagents.co.uk
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Guide Price £189,950

Flat G, 32 Victoria Road, Exmouth, EX8 1DW



- Bay Fronted Ground Floor Flat • Level Walk To Town, Seafront, Marina & Train Station
- Gas Central Heating & Double Glazing • Living Room, Separate Kitchen • 2 Good Sized Double Bedrooms • Bathroom & Separate Cloakroom • Area Of Courtyard To Rear • NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door, with communal door bells, leading to:

Communal Hall

Cupboards housing the electric and gas meters. Stairs rising to upper floors and own door leading to:

Entrance Hall

Radiator. Useful under stairs storage cupboards with trip switch fuse box. Smoke alarm. Doors leading to both bedrooms and:

Living Room

2 uPVC double glazed windows to side. Radiator. Wall mounted central heating thermostat. Useful shelved storage cupboard. Picture rail. Door leading to:

Kitchen 10'11" (3.33m) x 9'10" (3m)

Obscure uPVC double glazed external door to rear with uPVC double glazed window adjacent. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic splash back`s. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Space or freestanding fridge / freezer etc. Door leading to bathroom.

Bedroom 1 16'8" (5.08m) Into Bay x 14'11" (4.55m)

Walk - in uPVC double glazed bay window to front. Radiator. Picture rail. Ornate ceiling coving.

Bedroom 2 15'7" (4.75m) x 12'7" (3.84m)

uPVC double glazed window to rear. Marble fireplace feature. Radiator. Picture rail. Ornate ceiling coving.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Tiled splashback`s. Heated towel rail. Door leading to:

Cloakroom

Obscure uPVC double glazed window rear. White suite of low level WC. Radiator. Tiled splashback`s.

Externally

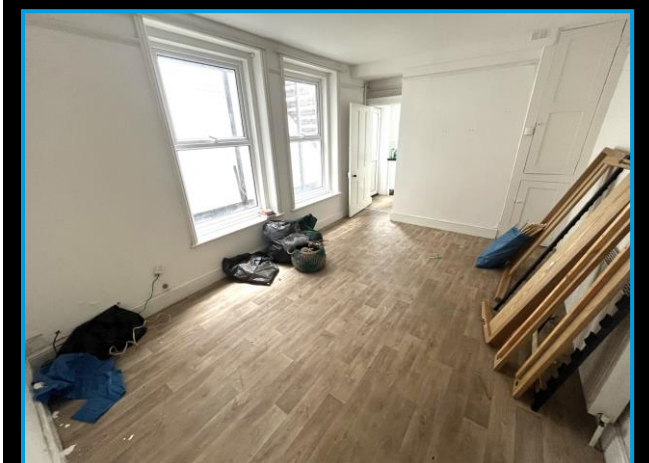
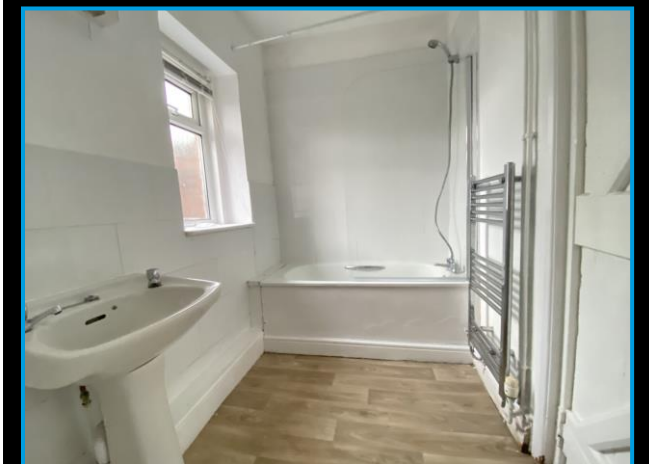
To the rear of the property is its own Courtyard area

Tenure

The property is LEASEHOLD and will enjoy a third share of the Freehold. There will be a 999 year lease and any Service Charges will be split 3 ways on an Ad Hoc basis

Services

All mains services are connected. Council Tax Band B





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

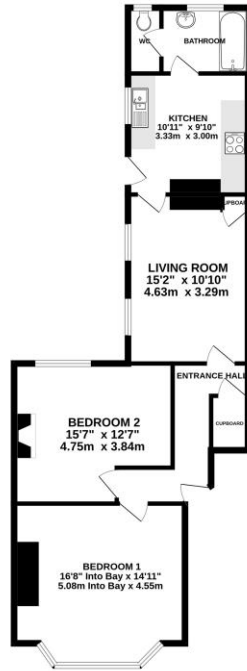
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR

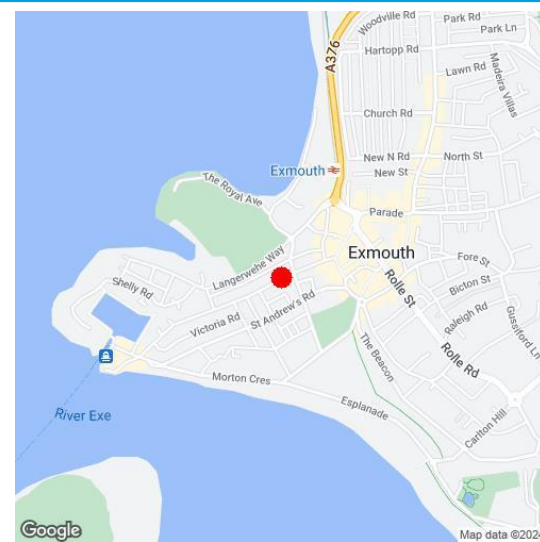


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metagen 12/24

Directions

From our prominent Town centre office, on foot, proceed down Rolle Street walking straight across The Strand Gardens, passing TSB on your right, into Victoria Road. Proceed across Imperial Road, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>(92-101) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
65	73
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	



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.