

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £139,950**

**26 Bradham Court, Exmouth, EX8 4AN**



- Purpose Built Ground Floor Flat • Gas Centrally Heated From Combi Boiler
  - uPVC Double Glazed • Dual Aspect Living Room, Separate Kitchen
- 2 Double Bedrooms • Modern Fitted Shower Room • Residents Parking
  - Ideal First Time Purchase



Steps lead up to a communal front entrance door, leading to:

### **Communal Entrance Hall**

Door leading to:

### **Entrance Hall**

Wall mounted coat hooks. Laminate flooring. Doors leading to both bedrooms, shower room and:

### **Living Room 13'6" (4.11m) x 11'5" (3.48m)**

Dual aspect room with windows to side and front, that enjoy an open aspect outlook. 2 Radiators. Laminate flooring. Smoke alarm. Folding door leading to:

### **Kitchen 7'10" (2.39m) x 5'10" (1.78m)**

Window to front with an open outlook. Wall and floor mounted cupboard storage units with a work surface above and tiled splash backs. Electric cooker points with a filter above. Space for a fridge/freezer. Space and plumbing for a washing machine. Inset stainless steel single sink and drainer unit with a mixer tap above. Wall mounted, gas fired, Combi boiler, supplying the domestic hot water and central heating. Concealed high level electric fuse and meter box. Vinyl flooring.

### **Bedroom 1 12'0" (3.66m) x 10'0" (3.05m)**

Dual aspect room with windows to rear and side. Radiator.

### **Bedroom 2 10'7" (3.23m) x 8'8" (2.64m)**

Window to rear. Radiator. Telephone point.

### **Shower Room**

Modern fitted white suite comprising a walk in shower quadrant with splash screen doors and a thermostatically controlled shower above. Low level WC. Vanity wash hand basin. Splash backs to walls. Vinyl flooring. Extractor fan.



### Externally

The property has use of the communal gardens that are laid to lawn. There is a communal laundry drying area. The property also has access to a useful bike store.

### Communal Parking

There is residents parking available at the front of the building, this apartment has 1 permit, on a first come, first served basis.

### Tenure

The property is LEASEHOLD. We have been advised by the vendors that the property had a 99 year lease granted in 2014. Maintenance and service charges of approx £80 pcm, Building insurance of approx £250 per annum. Ground rent of £250 per annum.

### Services

All mains and 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### Agents Notes

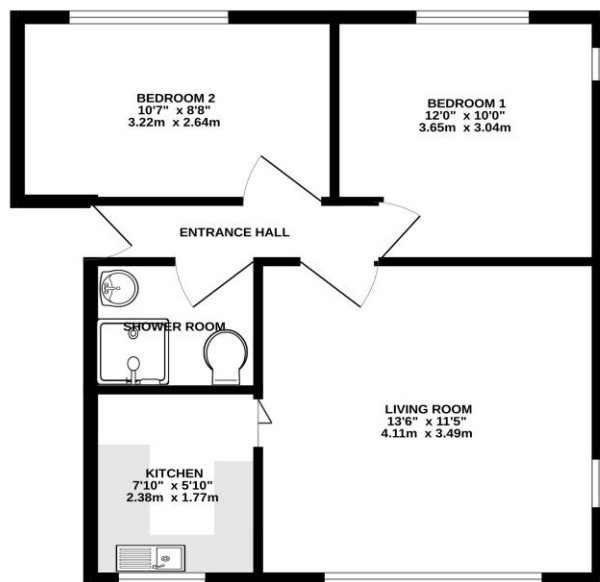
Please note, these are draft particulars and they are awaiting vendors verification

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GROUND FLOOR

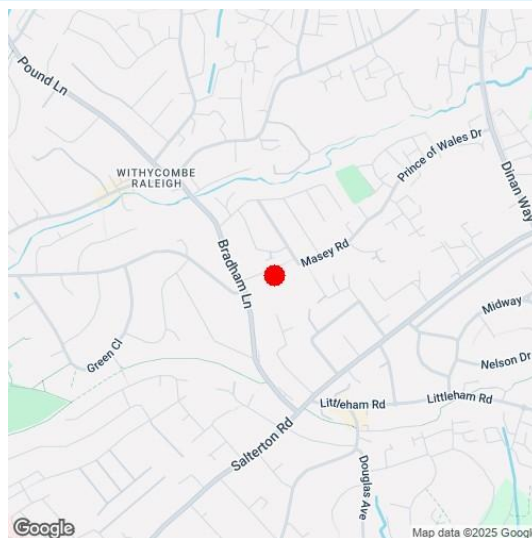


BRADHAM COURT, EXMOUTH

Whilst 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 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 Metagix CC02.

**Directions**

From our prominent Town Centre Offices proceed up Rolle Street and take the first exit off the roundabout onto the Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. Take a right hand turning into Bradham Court where the property will be found in the second block on the right hand side.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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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