

Guide Price £230,000

Flat 3, 4 Alexandra Terrace, Exmouth, EX8 1BB



- A Well Presented 2 Bedroom Flat With Seafront Views And A Balcony
- Moments From The Beach, Marina, Town Centre And Train Station
- Second Floor
- Modern Fitted Kitchen With Integrated Appliances
- Modern Shower Room/WC
- Spacious Lounge/Dining Room With Sea Views
- Some Rear Views Towards The River Exe Estuary
- Gas Central Heating And Double Glazing



Accommodation

Ground Floor

Communal entrance door leading through an entrance lobby into the main communal hallway. Stairs to:

Second Floor

Private entrance door to:

Entrance Hallway

Radiator. Telephone point. Doors to:

Lounge/Dining Room 14'7" (4.45m) x 13'8" (4.17m)

A bright and spacious room. TV aerial point. Radiator. Sliding double glazed doors opening onto:

Balcony

Balustraded railings. Open views over Exmouth sea front with the South Devon coastline beyond.

Kitchen/Breakfast Room 9'9" (2.97m) x 8'2" (2.49m)

Double glazed window to the rear with distant views towards the River Exe estuary. Refitted with a modern range of base cupboard and drawer units with eye-level units over. One and a half bowl stainless steel sink unit. Work top surfaces with tiled splash back. Integrated Bosch double oven. Inset 4 ring gas hob with chimney style cooker hood over. Integrated fridge/freezer, dishwasher and washing machine. Unit housing Ideal gas fired boiler supplying domestic hot water and central heating. Radiator. Tiled floor.

Bedroom 1 14'7" (4.45m) x 8'4" (2.54m)

Double glazed window to the front with views of Exmouth sea front. Radiator.

Bedroom 2 6'11" (2.11m) Plus Recess x 5'11" (1.8m)

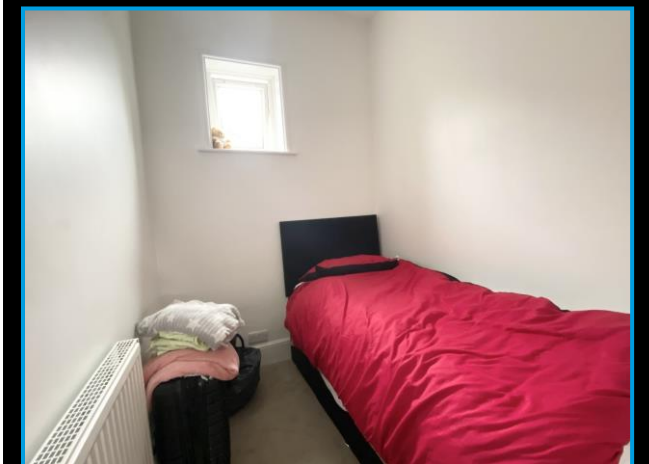
Obscured double glazed window to the rear. Radiator

Shower Room/WC

Modern white suite comprising a shower cubicle with glazed shower screen and built-in shower. Wash hand basin. WC with concealed cistern. Built-in cupboard. Extractor fan. Heated towel rail. Tiled walls.

Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in 2011 and the property owns a Share of the Freehold. Buildings insurance for the current year is £110.75 Maintenance charges are split one sixth for the exterior of the main building and one fifth for communal lighting/cleaning etc (as the rear garden flat doesn't benefit from this). This is on an as and when basis. NO PETS OR HOLIDAY LETS





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

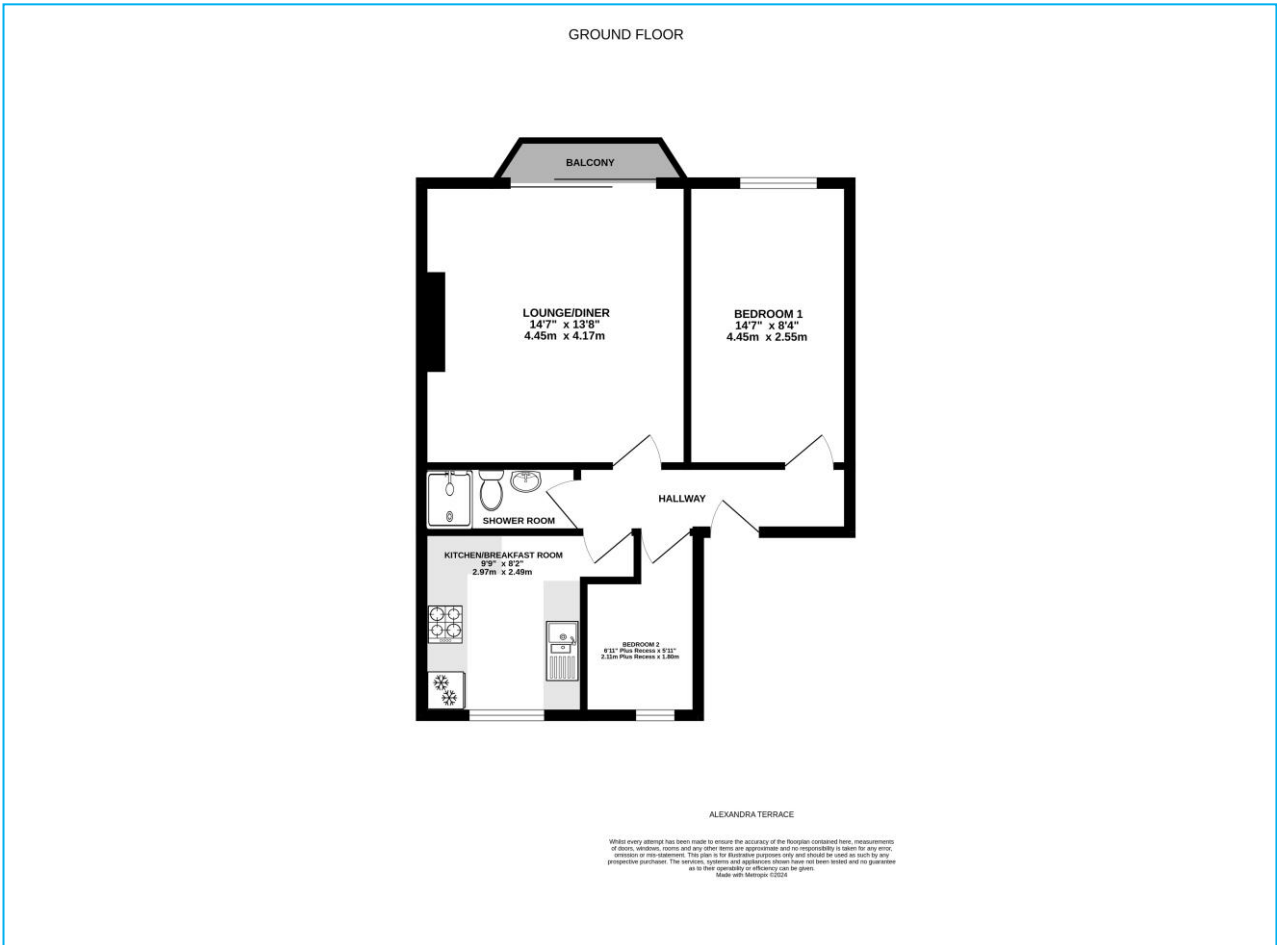
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note these are draft particulars and are awaiting vendors verification.

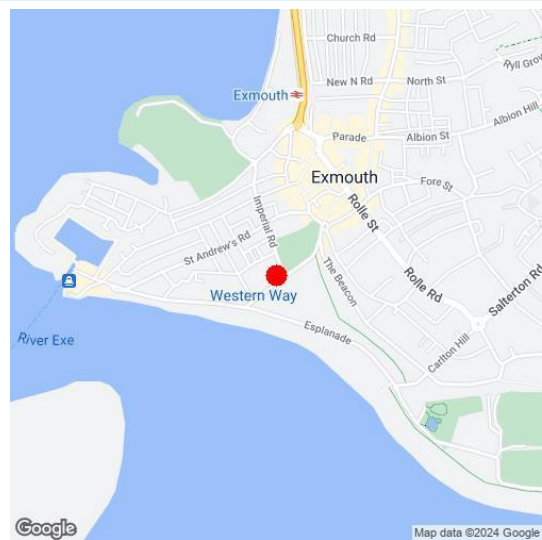
The property is currently let with a rental income of £1100 pcm.



Directions

From our prominent Town centre office, on foot, proceed up High Street and straight across at the roundabout having Manor Gardens to your right. heading towards the Seafront, proceed across Imperial Road, where Alexandra Terrace is on your right with the property being clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		71	7B
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.