

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £130,000**

**Flat 2, 62 Victoria Road, Exmouth, EX8 1DW**



- Ground Floor Rear Flat • Convenient Location Between The Seafront And Town Centre
- Gas Central Heating And Double Glazing • Living Room • Modern Kitchen • Bedroom
- Bathroom/WC • NO ONWARD CHAIN



## Accommodation

### Communal Entrance

Communal entrance door with entry system leading to a communal hallway with access to the rear communal bin store area. Private entrance door to:

### Hallway

Radiator. Remote entry system. Doors to:

### Bedroom 9'5" (2.87m) Plus Recess x 7'5" (2.26m)

Double glazed window to the side. Recess with hanging rail.

### Living Room 10'11" (3.33m) x 10'7" (3.23m)

Double glazed window to the side. Radiator. Fireplace recess (disused). Built-in storage cupboard. Telephone point. TV point. Open to inner hallway with doors to:

### Kitchen 10'10" (3.3m) x 6'5" (1.96m)

Double glazed window to the side. Roll edge worktop. Inset one and a half bowl sink unit. Base cupboard and drawer units. Eye level units. Integrated electric oven. 4 Ring gas hob. Cooker hood. Appliance space. Plumbing for washing machine. Ideal gas fired boiler supplying domestic hot water and central heating.

### Bathroom/WC

Double glazed window to the side. Panelled bath. Tiled splash back. Shower screen. Shower mixer tap. Pedestal wash hand basin. Close-coupled WC. Radiator. Extractor fan.

### Externally

Located to the rear of the main building is a communal area for bin storage.

### Tenure

The property is LEASEHOLD the details of which are awaiting confirmation.

### Services

All mains services are connected. 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

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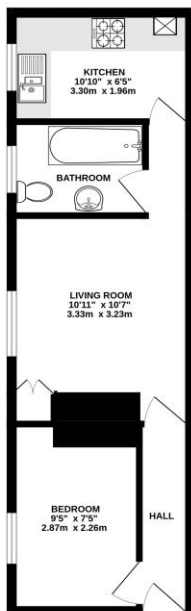


#### Agents Note

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



GROUND FLOOR

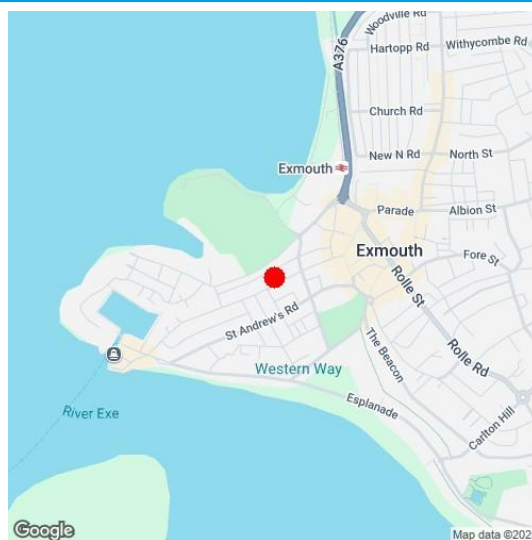


VICTORIA ROAD

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, omission or misstatement. 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 as to their operability or efficiency can be given.  
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### 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.



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.