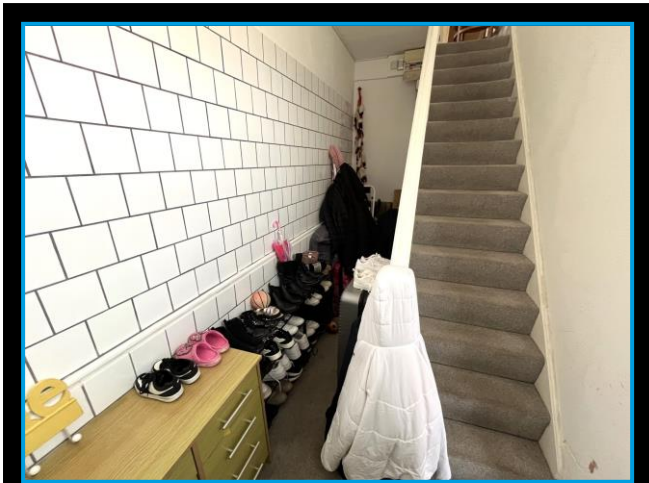


Guide Price £160,000
1a New North Road, Exmouth, EX8 1RU



- Self Contained 2 Bedroom First Floor Flat • Gas Central Heating & uPVC Double Glazed
- Close To The Town Centre & Train Station • Living Room • Kitchen With A Built In Oven, Hob & Hood • Bathroom With A Fitted White Suite • Balcony & Entrance Hall With Storage Area
- NO ONWARD CHAIN. Viewing Advised



uPVC double glazed front entrance door with an obscure glazed insert leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Extensively tiled walls. Ideal area for coat hooks/shoe storage. Further area to the side of the staircase ideal for storage of bicycles/push chairs etc. High level electric trip switch/meter box.

First Floor

Landing

Window to side. Airing cupboard that houses a wall mounted, gas fired, combi boiler that supplies the gas central heating and domestic hot water. Coved ceiling. Access to insulated loft space. Doors to all rooms including:

Living Room 17'2" (5.23m) Max x 12'0" (3.66m) Max

Window to front. Angular room. Focal point of a fireplace feature. TV point. Coved ceiling. Radiator.

Kitchen 15'0" (4.57m) Max x 6'1" (1.85m) Max

Window to front. Floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Inset stainless steel single sink and drain unit with a mixer tap above. Built in 4 ring gas hob with an electric oven below and an extractor hood above, Space and plumbing for a washing machine. Further space for an appliance under the work surface. Space for a free standing fridge freezer.

Bedroom 1 12'8" (3.86m) x 9'1" (2.77m)

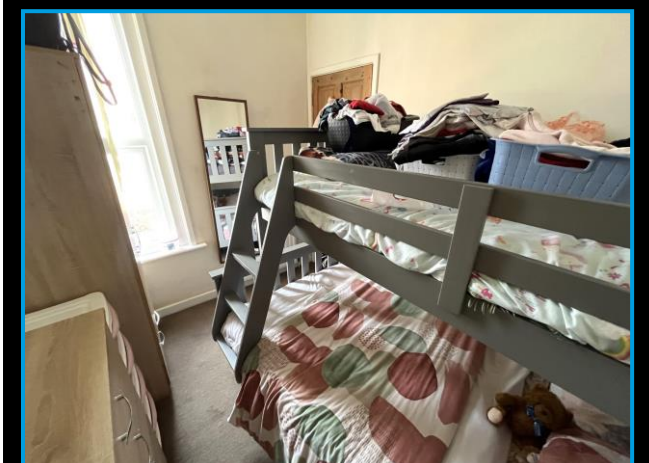
Window to rear. Radiator.TV point.

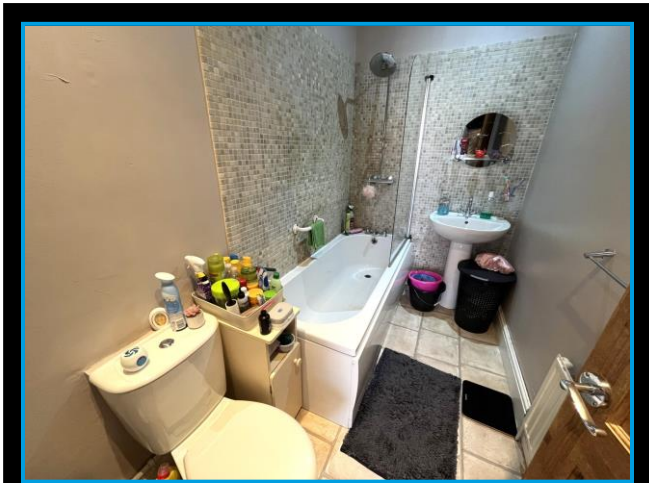
Bedroom 2 9'10" (3m) x 7'4" (2.24m)

Window to side. Radiator.

Bathroom

Extensively tiled walls. Fitted white suite comprising of a panelled bath with a thermostatically controlled shower above and a splash screen. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Inset ceiling lights.





Externally

Balcony

The property has the benefit of having its own decked balcony providing an area ideal for a small bistro table.

Tenure

The property is LEASEHOLD. The lease has approximately over 160 years remaining. The flat is responsible for a 40% share of the any maintenance, as and when it is required. Ground rent is £20 per annum. Insurance contribution is 40% of overall cost. Freeholder is the owner of the ground floor retail unit.

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

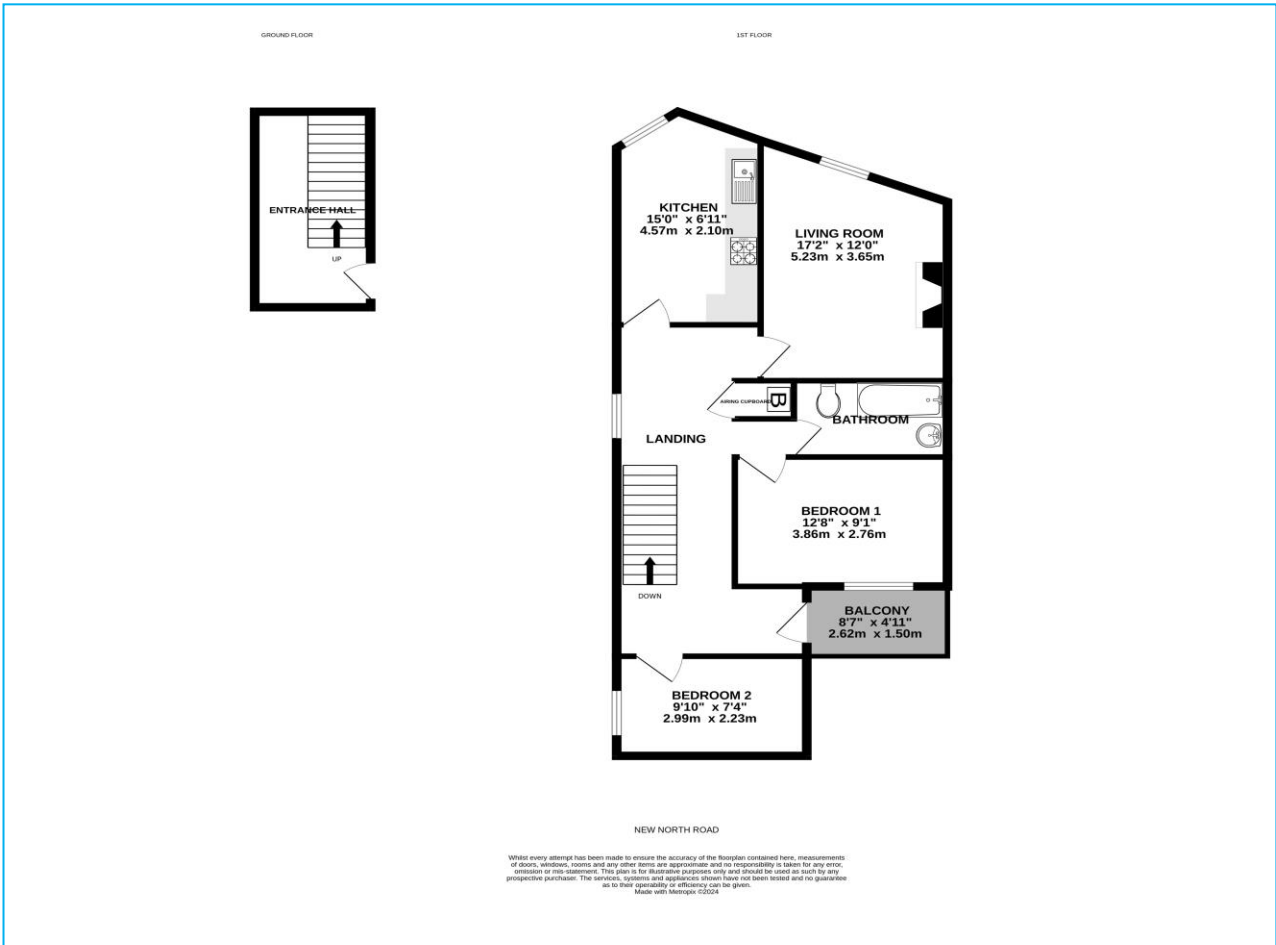
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Agents Notes

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

Please note the property is currently rented at £850 per calendar month, returning a yield of 6.4%





Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand gardens, turning right at the roundabout into The Parade. Proceed into Exeter Road and turn left at the Library, into New North Road. The property will be found, immediately on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
59	73
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.