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**LINKS**  
ESTATE AGENTS

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**Guide Price £125,000**

**Flat 1, The Old Manor House, North Street, Exmouth, EX8 1LF**



- 1 Double Bedroom Ground Floor Flat • Easy Walking Distance Of Town Centre & Train Station • Electrically Heated & Double Glazed • Living Room • Kitchen With Oven, Hob & Hood • Double Bedroom • White Suite Bathroom • Viewing Advised. NO ONWARD CHAIN



Communal front entrance door leading to:

## Ground Floor

### Communal Entrance Hall

Staircase rising to the first and second floor. Concealed electric meter boxes. Front door leading to:

### Entrance Hall

Night storage heater. Useful storage recess area with shelving. High level electric trip switch fuse box. Smoke alarm. Doors leading to the bathroom and:

### Living Room 13'10" (4.22m) x 11'2" (3.4m) Into Bay

Two walk in double glazed timber sash bay windows to front with shutters. Night storage radiator. Attractive panelling to dado height. Smoke alarm. Door leading to bedroom and open to:

### Kitchen 10'3" (3.12m) x 6'2" (1.88m)

Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tile splash backs above. Stainless still single sink and drainer unit with a mixer tap. Space and plumbing for a washing machine. Space for a fridge underneath the work surface. Airing cupboard that houses a hot water tank and that has slatted shelving. Built in stainless steel four ring electric hob with an electric oven below and filter hood above. Vinyl flooring.

### Bedroom 12'9" (3.89m) x 7'1" (2.16m)

Double glazed sash timber bay window to front with shutters. Night storage radiator.

### Bathroom

uPVC double glazed windows to rear. Fitted white suite comprising of a panelled bath that has a splash back and an electric shower above the bath. Low level WC. Wash hand basin with storage below. Tiled flooring. Extractor fan. Electrically controlled heated towel rail.

### Tenure

The property is LEASEHOLD. The property is held on a 125 year lease from August 1993 - approx 94 years remaining. Ground rent is £50 per annum. Service charge for 2024 was £547 - to include buildings insurance. The Freehold is owned by the other 4 flat owners within the building.

### Services

Mains electric, water and drainage 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

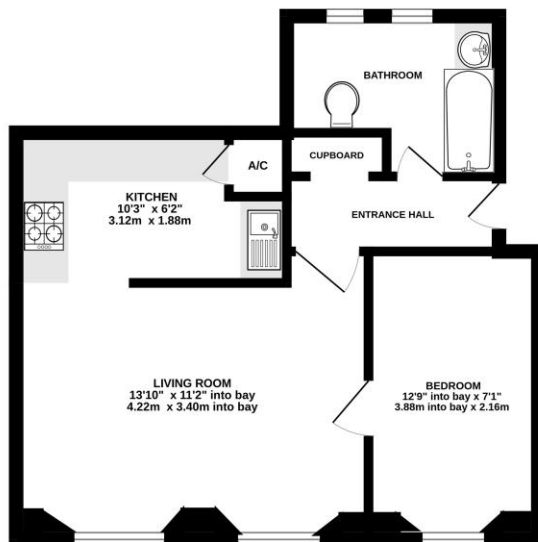
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Notes**

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

## GROUND FLOOR



FLAT 1, THE OLD MANOR HOUSE

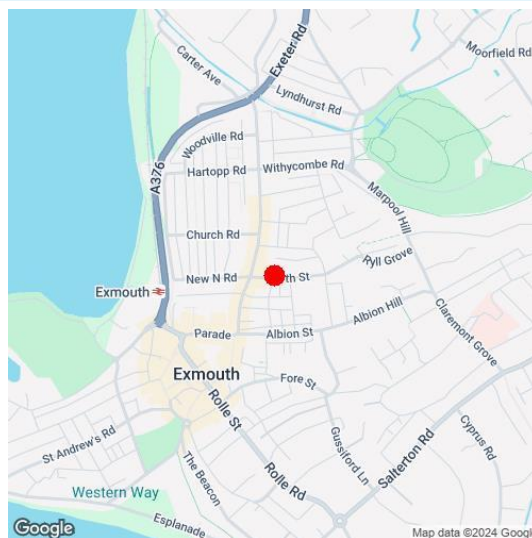
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, plots and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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### Directions

From our prominent Town Centre office, turn right into Rolle Street passing the The Strand. At the mini roundabout, turn right onto The Parade and continue into Exeter Road. Turn right at the Library into Noth Street where the property will be found on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		52
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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](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.