

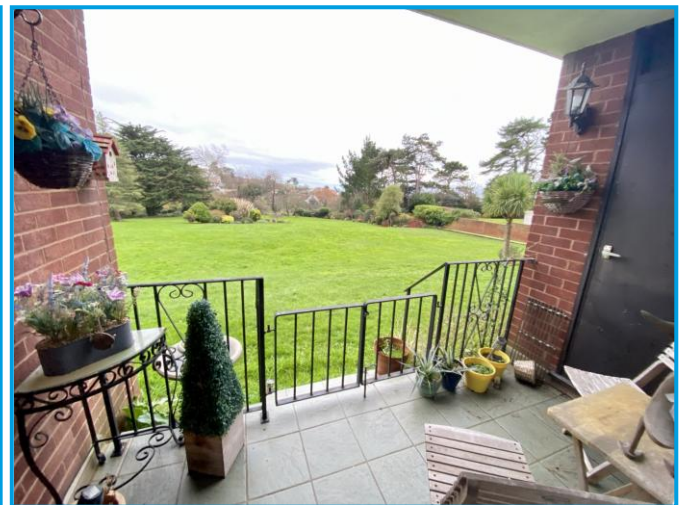
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LINKS
ESTATE AGENTS

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Guide Price £205,000

9 Ardenny Court, Douglas Avenue, Exmouth, EX8 2HA



- Well Presented Purpose Built Ground Floor Flat • Favoured `Avenues Area Of Exmouth` • Double Glazing And Electric Heating Via Modern Heaters • Living Room With Views Over The Communal Grounds • Modern Refitted Kitchen With Integrated Appliances • 2 Bedrooms, Modern Shower Room/WC • Private Sun Terrace And Mature Communal Gardens • Allocated Parking Space & Visitors Parking NO ONWARD CHAIN



Accommodation

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

Communal Hallway

Stairs up to the upper floors and down to:

Ground Floor

Private entrance door to:

Entrance Hall

Built-in storage cupboard. Electric heater. Doors to:

Living Room 13'10" (4.22m) x 11'5" (3.48m)

Double glazed patio doors to the rear providing access to the sun terrace and views over the communal gardens. TV aerial point. Telephone point. Electric heater. Door to:

Kitchen 9'9" (2.97m) x 7'5" (2.26m)

Refitted with a modern range of units comprising base cupboard and drawer units. Eye-level units. Work top surface. Tiled splash backs. One and a half bowl sink unit. Integrated electric oven. Inset 4 ring electric hob. Chimney style cooker hood. Integrated fridge/freezer and washer/dryer. Door to the hallway.

Bedroom 1 11'4" (3.45m) Plus Recess x 11'0" (3.35m)

Double glazed window to the front. Electric heater. Built-in airing cupboard housing the newly fitted Ariston water heater. Built-in wardrobe.

Bedroom 2 9'7" (2.92m) x 7'4" (2.24m)

Double glazed window to the front. Electric heater.

Shower Room/WC

White suite comprising quadrant shower cubicle with Mira shower. Wash hand basin with cupboard below. WC with concealed cistern. Extractor fan. Heated towel rail. Wall light. Shaver point.

Externally

The property has its own Southerly facing sun terrace which is an ideal space for outdoor dining and sitting during the fine weather. Useful storage cupboard. Courtesy light. Steps then lead down to the Southerly facing communal gardens, which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. To the front of the property is a communal bin storage area.

Parking

To the front of the property is a car parking area where there is 1 allocated parking space for this property and visitors parking.



Tenure

The property is LEASEHOLD. We understand the property has an equal share in the Freehold and a 999 year lease was granted in 1978. Ground Rent £25 per annum and combined Service Charges & Buildings Insurance of c. £262.13 per quarter.

Services

Mains Water, Drainage & Electricity are connected to the property.

Mortgage Assistance

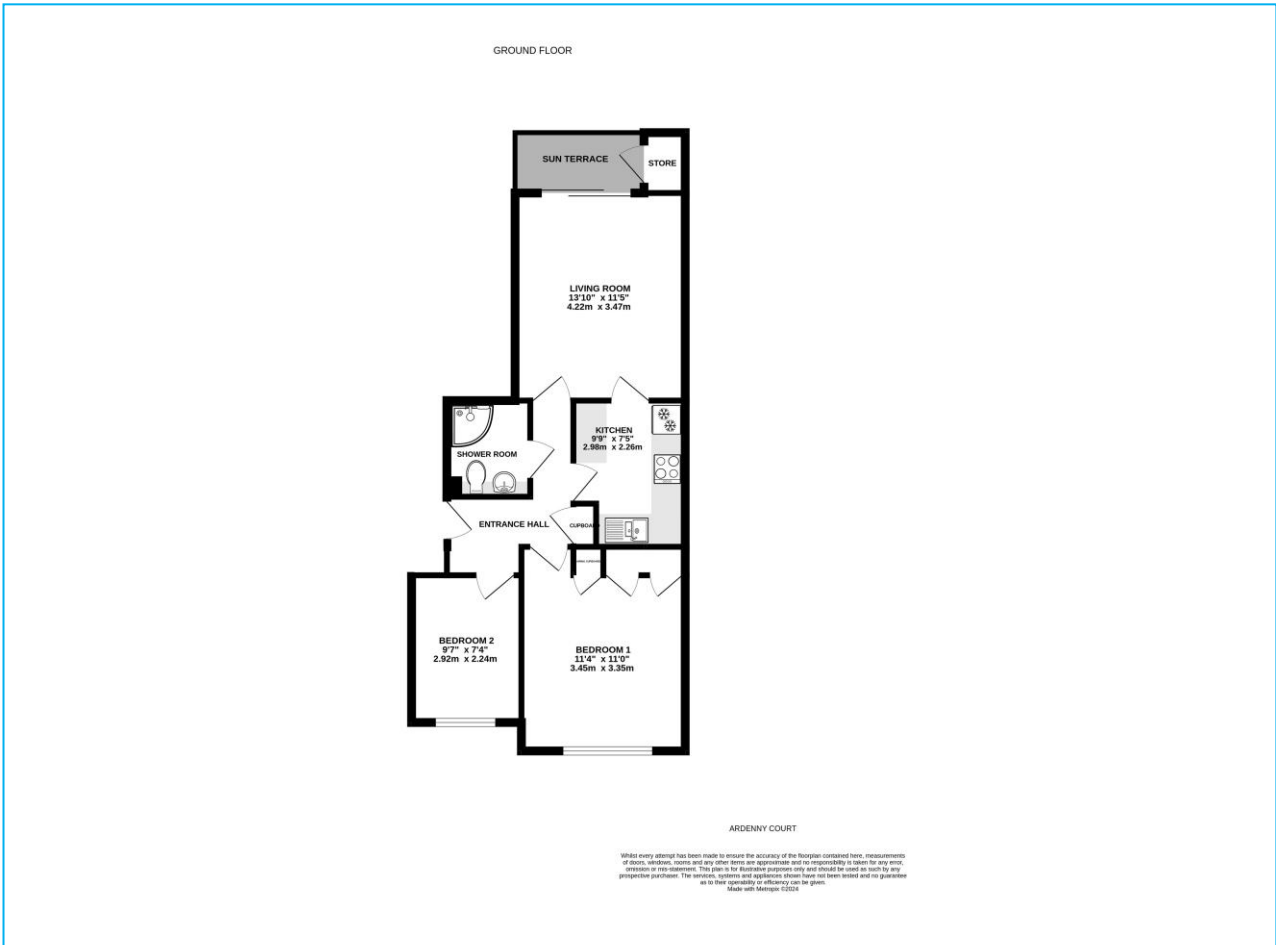
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

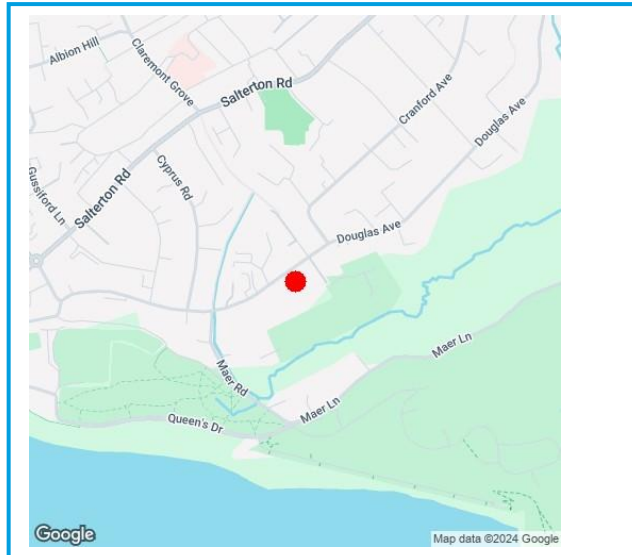
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road and at the mini roundabout, proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. Continue along, passing the Devon Court Hotel on the right, where Ardenny Court will then be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
<p><small>Most energy efficient - lower running costs</small></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><small>Not energy efficient - higher running costs</small></p>	
70	73
<p>England & Wales EU Directive 2002/91/EC</p>	



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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.