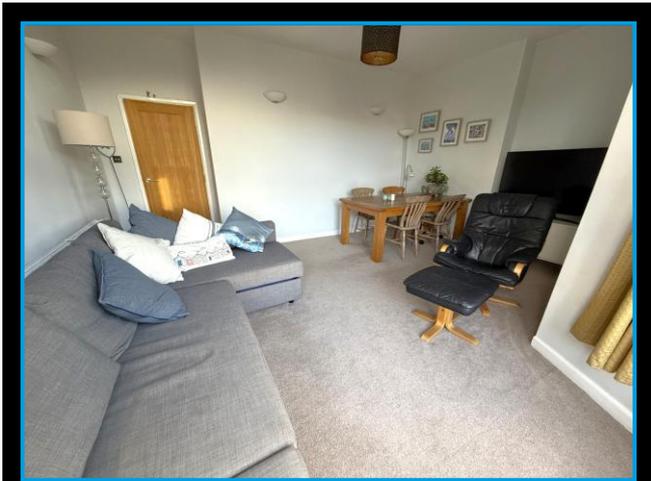


**Guide Price £220,000**

**Flat 5 Linden Lea, 70 Withycombe Village Road, Exmouth,  
EX8 3AE**



- Very Well Presented 2 Double Bedroom First Floor Flat • Excellent Location, Within Level Walking Distance To The Town Centre • Gas Central Heating (Combi Boiler) & uPVC Double Glazing • Large, Bay Fronted Living/Dining Room • Fitted Kitchen With Built In Oven & Hob • Bathroom • Allocated Off Road Parking Space • Internal Viewing Advised To Fully Appreciate



Front entrance door leading to:

### Ground Floor

#### Communal Entrance Hall

Staircase rising to the first and second floor.

### First Floor

#### First Floor Landing

Door to an inner hallway that gives access to a front entrance door leading to:

#### Entrance Hall

Inset ceiling lights. Smoke alarm. Radiator. Doors to all rooms including:

#### Living/Dining Room 16'4" (4.98m) Max x 14'9" (4.5m) Plus Recess

A bright and airy room with tall ceilings. Large walk in bay window to front that enjoys a pleasant outlook with views of the church. Radiator. Ample space for a dining table and chairs.

#### Kitchen 11'10" (3.61m) x 5'1" (1.55m) Min

An L shaped room (please note that the large recess not included in the measurement, but the room widens to 10'1"). Obscure glazed window to side. Fitted floor standing and wall mounted cupboard and drawer storage units with a roll edged work surface and complimentary tiled splash backs above. Inset stainless steel single sink and drainer unit with mixer tap above. Built in 4 ring electric halogen hob with an electric oven below. Space and plumbing for a washing machine. Space for a fridge and a freezer. Wall mounted, gas fired combi boiler that supplies the gas central heating and the domestic hot water. Extractor fan. Useful storage cupboard in recess area. Laminate flooring, Radiator.

#### Bedroom 1 16'2" (4.93m) x 11'4" (3.45m)

Another large room with a window to front. Radiator.

#### Bedroom 2 10'9" (3.28m) x 9'4" (2.84m)

Window to rear. Radiator.

#### Bathroom

Obscure glazed window to rear. Fully tiled walls. Fitted white suite comprising of a panelled bath with a shower attachment above. Low level WC. Pedestal wash hand basin. Radiator. Inset ceiling lights.

#### Externally

The property has the use of its own storage shed, located at the rear of the building. There is also access to a communal refuse area and laundry drying area for all residents. Another benefit to the property is:

#### Allocated Off Road Parking Space

The property has its own allocated parking space at the front of the property. There are also 2 visitor spaces available.

#### Tenure

The property is LEASEHOLD, but also enjoys a 1/7th share of the FREEHOLD. There are approximately 154 years remaining on the lease. A service charge of £75 pcm is payable and that cost covers buildings insurance and maintenance, with a proportion being added to a sinking fund.

#### Services

All mains and services are connected. Council Tax Band B. 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

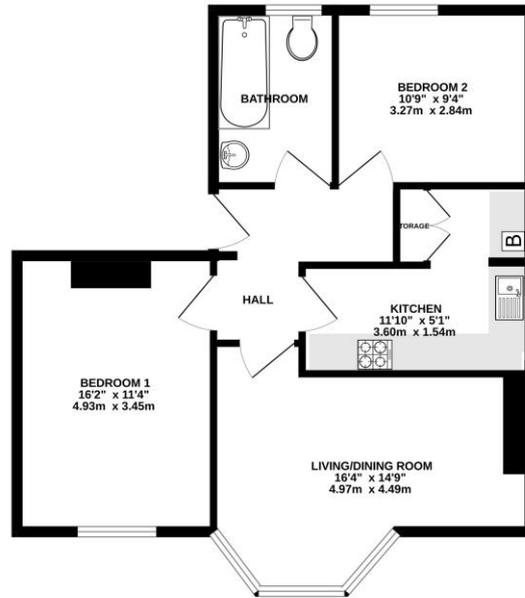
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### Agents Notes

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



FIRST FLOOR



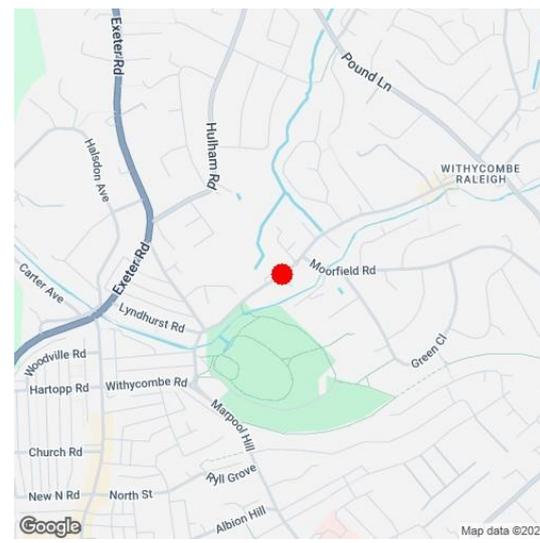
FLAT 5, LINDEN LEA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is to be given as to their operation or efficiency on the ground.  
Made with Sketchy 2025

**Directions**

From our prominent town centre office, turn right down Rolle Street and take a right hand turning at the roundabout into the parade. Continue into Exeter Road and take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along this road where the property will be found on the right hand side, opposite the Church and clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
 A (92-101) B (81-91) C (69-80) D (55-68) E (39-54) F (21-58) G (1-20)	81 69
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.