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**LINKS**  
ESTATE AGENTS

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**Guide Price £225,000**

**5 Magnolia Court, 11 Portland Avenue, Exmouth, EX8 2BS**



- Purpose Built Top Floor Apartment • Offered With No Onward Chain • Sought After `Avenues` Location • 2 Double Bedrooms • Lounge/Dining Room And Balcony • Kitchen And Bathroom/WC
  - Double Glazing And Gas Central Heating
- Communal Gardens, Garage - Long Lease And Share Of Freehold





## Accommodation

### Ground Floor

Communal entrance leading to stairs to:

### Top Floor

Private entrance door to:

### Entrance Lobby

Inner glazed door to:

### Entrance Hall

Radiator. Built-in cloaks cupboard. Further storage cupboard. Access to roof space. Doors to:

### Lounge/Dining Room 15'2" (4.62m) x 13'2" (4.01m)

extending to 15'5" (4.7m) Dual aspect with double glazed window to the side. Sliding double glazed patio doors onto the balcony providing an outlook over the communal gardens. Wall-mounted gas fire. TV point. Telephone point. 2 Radiators.

### Balcony

A private balcony with lovely views over the communal gardens.

### Kitchen 12'2" (3.71m) x 6'6" (1.98m)

Dual aspect with double glazed windows to the side and rear. Units comprising single drainer sink unit. Tiled splashback. Work top surface. Base cupboard and drawer units. Eye level units. Plumbing for washing machine. Space for cooker with electric cooker point. Radiator. Built-in airing cupboard housing a Worcester gas fired boiler supplying domestic hot water and central heating. Further built-in larder cupboard.

### Bedroom 1 10'5" (3.18m) x 13'3" (4.04m)

extending to 15'6" (4.72m) in the door recess. Double glazed window to the front with views over the communal gardens. Built-in wardrobe/storage cupboard. Radiator.

### Bedroom 2 10'6" (3.2m) x 8'2" (2.49m)

Double glazed window to the rear. Radiator.

### Bathroom/WC 8'10" (2.69m) x 6'6" (1.98m)

Obscured double glazed window to the rear. Modern suite comprising panelled bath with built-in shower over. Glazed shower screen. Pedestal wash hand basin. Wall-mounted mirror fronted cupboard over. Close-coupled WC. Heated towel rail.

### Externally

Magnolia Court is accessed via a driveway to the side of St Trinians. This in-turn leads to the block of garages and access to Magnolia Court. The property benefits from well tended mature communal gardens which features a superb Magnolia tree, an area of lawn and well stocked flower and shrub borders. Bin store area.

### Garage

Of single size with up and over door.



### Tenure

The property is LEASEHOLD with a one sixth share of the Freehold. A 999 year lease was granted in 2016. Service charges are currently £102.67 per calendar month.

### Services

All mains services are connected. Council Tax Band C.

### 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

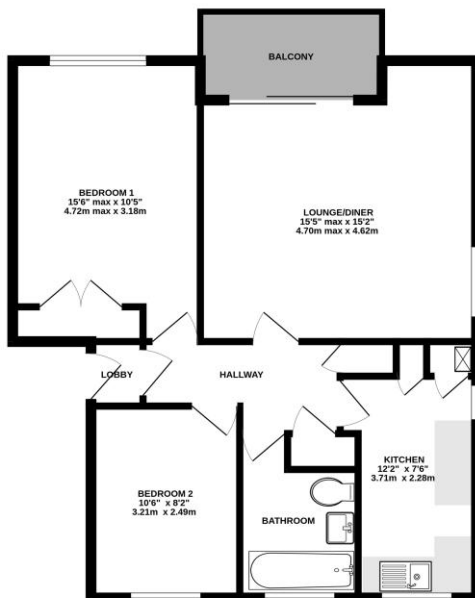
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### Agents Note

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



TOP FLOOR



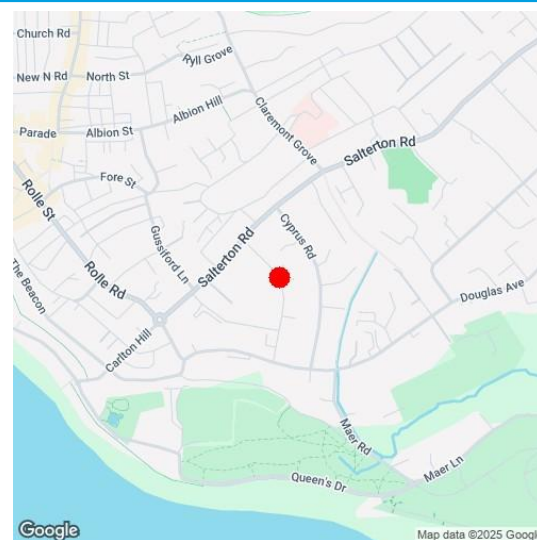
PORTLAND AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 herein are not guaranteed and no guarantee as to their operability or efficiency can be given.  
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### Directions

From our prominent Town centre office, proceed along Rolle Street and into Rolle Road. Turn left at the roundabout onto Salterton Road. Take the third turning on the right in Portland Avenue. Magnolia Court will be found along this road on the left hand located behind St. Trinians.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		



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 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.