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LINKS
ESTATE AGENTS

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Guide Price £169,950

5 Tower House, 23 Belle Vue Road, Exmouth, EX8 3DP



- 1 Double Bedroom First Floor Flat • Sought After Location - Close To Town Centre, Train Station & Exe Estuary Trail • Gas Centrally Heated & uPVC Double Glazed • Open Plan Kitchen / Living Room With Access To Balcony • Double Bedroom With Access To Balcony • Modern Fitted Bathroom • Off Road Parking & Communal Garden • Long Lease, Share Of Freehold, NO ONWARD CHAIN



Communal front entrance door leading to:

Ground Floor

Communal Entrance Hall

Staircase rising to the first floor.

First Floor

Communal Landing

Window to front and side. Door leading to:

Entrance Hall

Window to side. Phone entry intercom. Radiator. Wood effect vinyl flooring. High level electric trip switch fuse box. Smoke alarm. Door leading to:

Open Plan Kitchen / Living Room 15'6" (4.72m) Into Bay x 14'5" (4.39m)

A fantastic room that has a large walk in bay window to side and double opening French doors leading out to a sun balcony to front. The kitchen area comprises of a range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and a matching splash back above. Inset stainless steel single sink and drainer unit with a mixer tap above. Built in four ring gas hob with an electric oven below and filter hood above. Wall mounted gas fired combination boiler that supplies the gas central heating and domestic hot water. Vinyl flooring to kitchen area. Space under the works surface for a fridge and freezer. Current two fridge's in situ and both are included in the sale price if required. The living area is laid to carpet and has two radiators. Inset ceiling lights. Door leading to:

Hallway

Smoke alarm. Radiator. Useful storage cupboard with double opening doors that has space and plumbing for a washing machine, shelving and that has a light connected. Doors leading to the bathroom and:

Bedroom 12'5" (3.78m) x 10'4" (3.15m)

Double opening French doors to the front that lead out to the balcony. Radiator.

Bathroom

Obscure glazed window to front. Fitted white suite comprising of a panelled bath that has tiled splash backs to ceiling height, thermostatically controlled shower above, splash screen and a shower curtain. Low level WC. Pedestal wash hand basin. Shaver socket. Heated towel rail. Inset ceiling lights. Extractor fan. Mirrored wall mounted medicine cabinet. Vinyl flooring.

Externally

Sun Balcony 28'5" (8.66m) x 5'3" (1.6m)

A fantastic sun balcony that has dwarf brick walls and with balustrades above. An ideal space for enjoying the sun during fine weather. Outside lighting.



Parking

The property has the benefit of an allocated off road parking space located close to the entrance to the property, accessed via the communal driveway to the side of the property.

Communal Garden

The property has the benefit of a well maintained area of communal garden that is laid to lawn, located to the rear of the property.

Refuse Area

Communal refuse area located close to the property.

Tenure

The property is held on a long LEASE - 999 years from 2007. The property also enjoys 1/8th share of the FREEHOLD to the building. Service charge is £125 PCM and covers all communal charges and the buildings insurance. The property is managed by a local block management company.

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

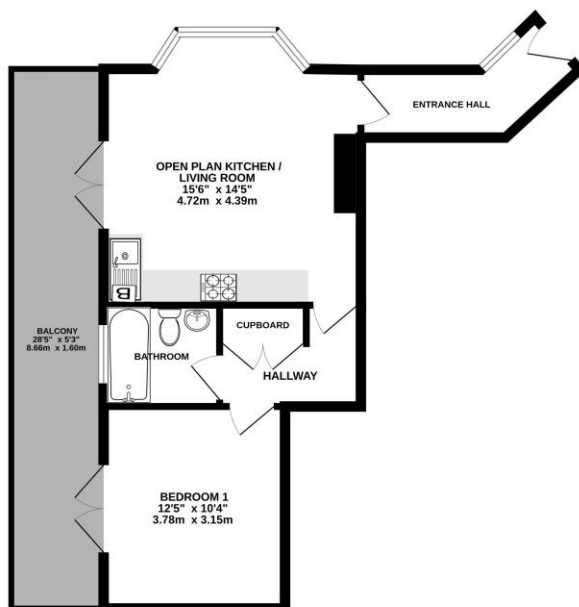
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

FIRST FLOOR



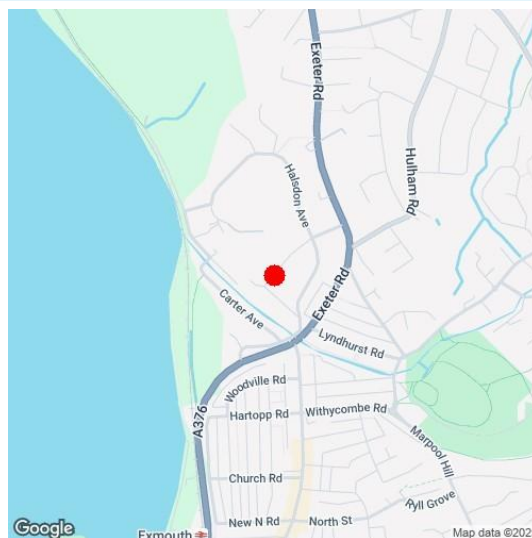
5 TOWER HOUSE, BELLE VUE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed out of town, past the Train Station and along Marine Way. Take the first left, by the football ground, into Southern Road and second left into Belle Vue Road. Follow the road around where Tower House will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		77
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		47
(21-38) F		
(1-20) G		
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

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.