

01395 222350

LINKS
ESTATE AGENTS

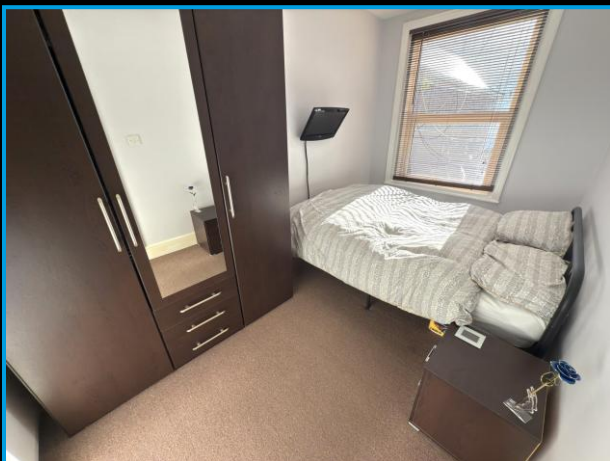
exmouth@linksestateagents.co.uk
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Guide Price £139,950

11d Victoria Road, Exmouth, EX8 1DL



- Well Presented First Floor Flat • uPVC Double Glazing & Electric Heating • Level Walk To Town Centre, Train Station, Seafront & Marina • Living Room • Kitchen / Dining Room With Appliances • 1 Double Bedroom & Modern Fitted Shower Room • Communal Rear Garden Area, Long Lease • NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door, with entry com system, leading to:

Communal Porch

Attractive tiled flooring. Electric metres and fuse boxes. Door leading to:

Communal Hallway

Communal staircase rising to first floor.

First Floor

Door leading to flat.

Entrance Hall

Entry phone. Wall mounted electric trip switch fuse box. Smoke alarm. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to all rooms.

Living Room 13'0" (3.96m) x 7'0" (2.13m)

uPVC double glazed window to front. Electric convector heater.

Kitchen / Dining Room 15'11" (4.85m) x 11'3" (3.43m) Max

uPVC double glazed bay window to front with storage. Good range of matching cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring induction hob with electric oven below and filter hood above. Space and plumbing for washing machine. Integrated fridge and freezer. Wall mounted electric convector heater.

Bedroom 12'11" (3.94m) x 7'5" (2.26m)

uPVC double glazed window to rear. Electric convector heater.

Shower Room

Modern fitted white suite of shower cubicle with electric shower unit and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Wall mounted electric heater. Inset ceiling lights.

Externally

There is a small communal garden to the rear of the property which includes a bin store and rear pedestrian access

Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in January 2009. Combined Service Charges & Ground Rent of £108 per calendar month. Buildings Insurance for 2025 was £181.73. We believe this property enjoys a one fifth share of the Freehold.

Services

Mains Water, Drainage & electricity are connected. The property is on a water meter. 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

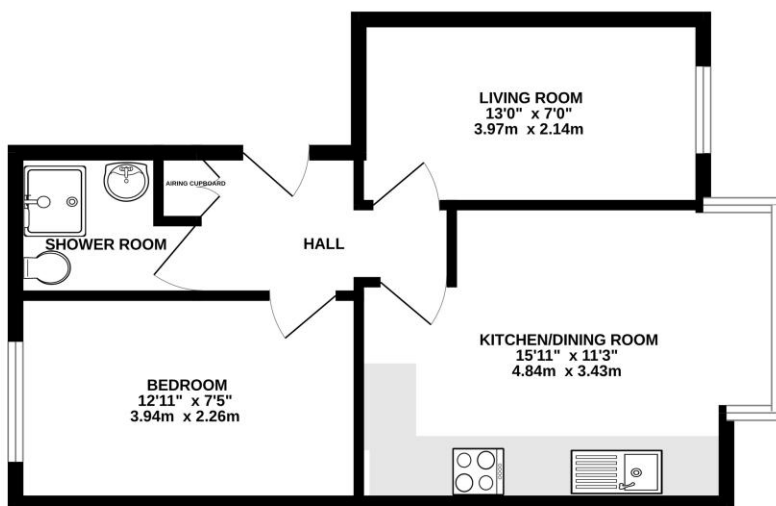
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

FIRST FLOOR



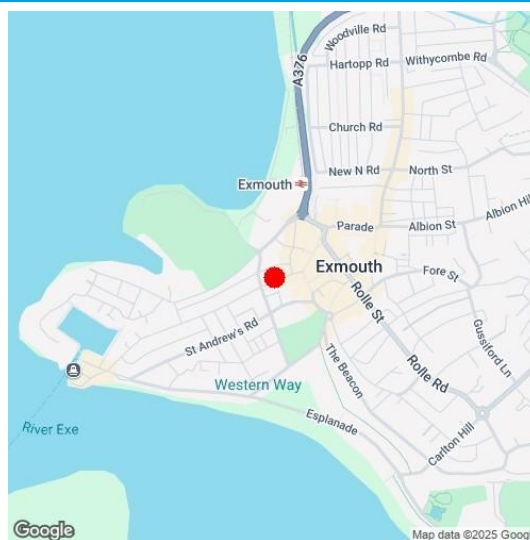
VICTORIA ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

Directions

From our prominent Town Centre office, on foot, proceed down Rolle Street and walk across The Strand Gardens, towards TSB, and into Victoria Road. 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) A		82
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		35
(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.