

**Guide Price £185,950**  
**6a Park Road, Exmouth, EX8 1TN**



- Good Sized Ground Floor Flat • Level Walk To Exmouth Town Centre & Train Station
- Gas Central Heating & Double Glazing • Bay Fronted Living / Dining Room, Modern Kitchen
  - 1 Double Bedroom & Bathroom • Southerly Facing Rear Garden, Garage
  - Freehold To Building Plus 138 Year Lease • NO ONWARD CHAIN





## Accommodation

### Ground Floor

Step up to communal front entrance door leading to:

#### Communal Porch

Mosaic tiled floor. Half glazed door leading to:

#### Communal Hall

Own front door leading to flat.

#### Living Room 14'6" (4.42m) Into Bay x 15'0" (4.57m)

Walk - in uPVC double glazed bay windows to front. Focal point of fitted electric fire within a fireplace surround, having a tiled hearth and back with a wooden mantle and surround. Radiator. Ornate ceiling coving. Door leading to:

#### Hall

Smoke alarm. Useful understairs storage area. Door leading to bedroom and open to:

#### Kitchen 14'10" (4.52m) x 9'2" (2.79m)

uPVC double glazed window to side. Good range of cupboard and drawer storage units with roll edged work surfaces. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below. Space and plumbing for washing machine. Further space of freestanding fridge / freezer etc. Radiator. Tiled flooring. Wall mounted gas fired Combi boiler that supplies the central heating and domestic water. Open to:

#### Rear Porch

uPVC double glazed external door leading to rear garden. Radiator. Tiled flooring. Door leading to bathroom.

#### Bedroom 13'1" (3.99m) Max x 10'11" (3.33m) Max

uPVC double glazed window to rear. Radiator.

#### Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with electric shower unit over and tiling to ceiling height, low level WC and pedestal wash and basin. Radiator. Tiled flooring.



### Externally

A feature of this property is the level, Southerly facing and enclosed, easy to maintain Rear Garden. There is a good sized patio area adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid predominantly to lawn with shrub bed border's that provides year round interest and colour. Brick wall boundaries. Outside water tap. Tto rear of garden a pedestrian door gives access to:

### Garage 17'2" (5.23m) x 9'4" (2.84m)

Up and over door front. Power and light connected.

### Tenure

The property is LEASHOLD but also has the Freehold to the building. There are approximately 138 years remaining on the lease. Any maintenance is split 60 / 40 with the upstairs flat contributing the 60%, on an ad hoc basis.

### 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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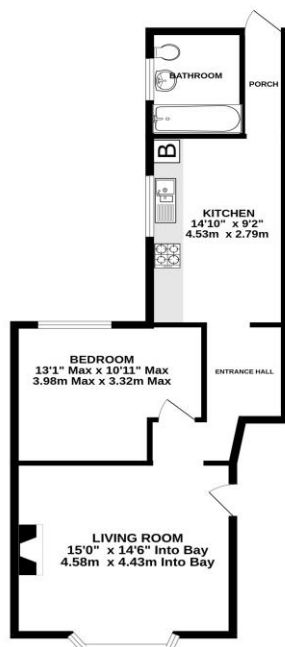


01395 222350

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ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

GROUND FLOOR



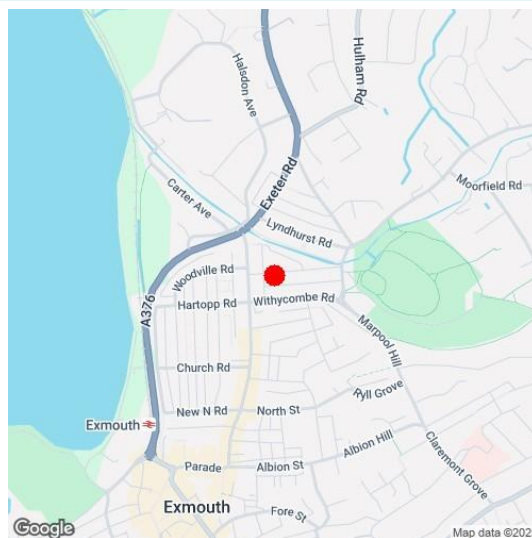
PARK ROAD, EXMOUTH

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 Metaplan 12/2015

### Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand Gardens, turning right at the roundabout onto The Parade. Continue into Exeter Road. After passing the Park Hotel, take the second right into Park Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

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		



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.

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