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LINKS
ESTATE AGENTS

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Guide Price £275,000

Flat 5 The Retreat, 5 Stevenstone Road, Exmouth, EX8 2EP



- Well Presented Ground Floor Apartment Within The Avenues • Gas Central Heating & Double Glazing • Living / Dining Room With Access To Patio • Modern Fitted Kitchen / Breakfast Room With Appliances • 2 Double Bedrooms With Wardrobes • Modern Fitted Shower Room & Bathroom • Communal Gardens & Parking • NO ONWARD CHAIN



Accommodation

An entry comm system gives access via a pedestrian gate and double gates for vehicular access. Communal front entrance door gives access to:

Communal Porch

Door leading to:

Communal Hallway

Stairs and lift leading to upper floors. Own front door leading to apartment

Entrance Hall

Useful cloaks storage cupboard including electric trip switch fuse box. Entry phone. Wall mounted central heating thermostat. Radiator. Smoke alarm. Doors leading to kitchen / breakfast room, both bedrooms, bathroom and:

Living / Dining Room 14'10" (4.52m) x 10'4" (3.15m)

uPVC double glazed external door to front, leading to own Patio with windows to either side. Focal point of coal effect electric fire within a Stone fireplace surround. Radiator.

Kitchen / Breakfast Room

uPVC double glazed window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double electric oven, grill and microwave to side. Integrated dishwasher, washer / dryer, fridge and freezer. Wall mounted gas fire Combi boiler that supplies to central heating and domestic hot water. Inset ceiling lights.

Bedroom 1 12'11" (3.94m) x 9'5" (2.87m) Plus Recess

uPVC double glazed window to front. Built - in double wardrobe with mirror fronted sliding doors. Radiator. Door leading to:

En - Suite

White suite comprising double shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Shaver light and socket. Extractor fan. Inset ceiling lights.

Bedroom 2 12'0" (3.66m) x 9'3" (2.82m)

uPVC double glazed window to front. The fitted wardrobes in situ are included in the sale. Radiator.



Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled splash backs. Heated towel rail. Shaver light and socket. Extractor fan. Inset ceiling lights.



Externally

The property is approached via entry comm activated, pedestrian gate and double gates for vehicles, to an ample brick paved parking area for residents parking. This property has one allocated parking space to the left of the apartment.

There are lovely Communal Gardens to the rear of the building, that are laid mainly to lawn with flower and shrub borders that provide year round interest and colour. Communal shed. Communal washing line. Patio areas for outdoor dining and sitting during the fine weather.



Tenure

The property is LEASEHOLD with a share of the Freehold. A 199 year lease was granted in January 2005. Combined Service Charge, Ground Rent and Buildings Insurance is £150 per calendar month. There is an age restriction where resident's have to be 55 or over. If the property is occupied by a couple then only one resident needs to be over 55.

Services

All mains services are connected. Council Tax Band C

Mortgage Assistance

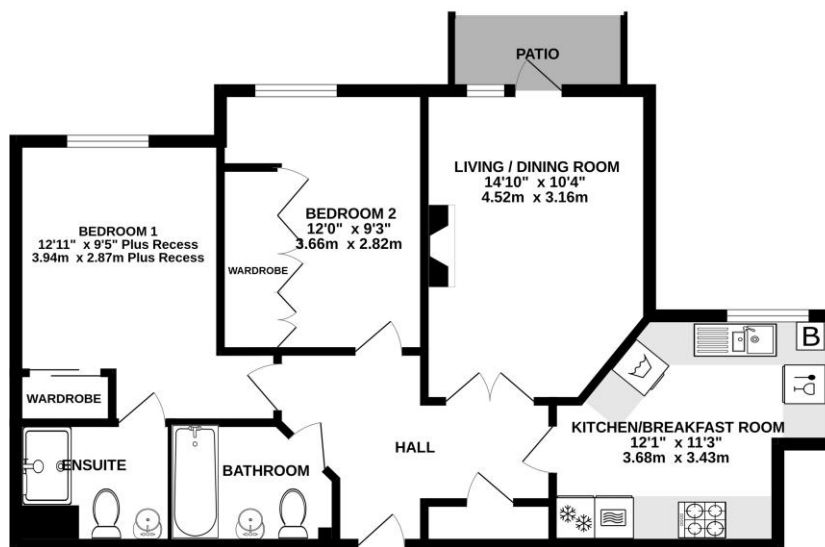
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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GROUND FLOOR



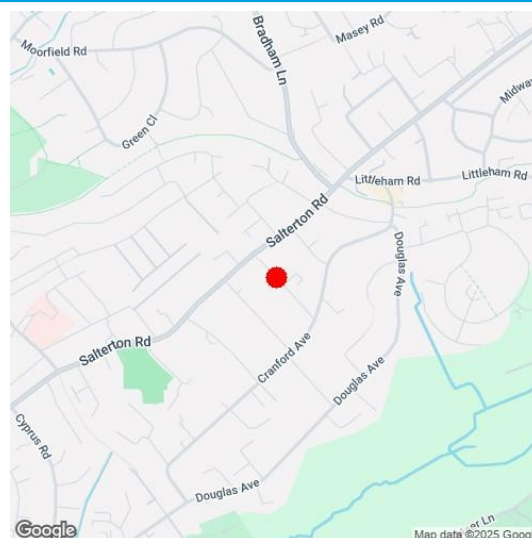
STEVENSTONE ROAD, EXMOUTH

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.
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Directions

From our prominent Town Centre office, proceed along Rolle Street and into Rolle Road. At the mini roundabout, continue straight across and then bear left into Douglas Avenue, passing the Deaf Academy on your left hand side. Continue past The Devoncourt Hotel, then turn left into Cranford Avenue. Take the fourth turning into Stevenstone Road where The Retreat will be found on the right hand side.

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

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.