

01395 222350

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

Guide Price £187,500

Flat 2, 49 Egremont Road, Exmouth, EX8 1SA



• 2 Double Bedroom First & Second Floor Maisonette • Gas Centrally Heated and uPVC Double Glazed • Bay Fronted Living / Dining Room • Kitchen With Access To Rear Garden • First Floor Double Bedroom. Modern Shower Room • Second Floor Bedroom With En-Suite • Own Garden To The Rear • Freehold To Building. Long Lease



Communal Open Storm Porch

Part obscure glazed front entrance door leading to:

Ground Floor

Communal Entrance Hall

High level electric fuse and meter box. Door leading to a staircase that leads up to:

First Floor

Half Landing

Steps leading up to the main landing. Newly fitted carpets (April). Door leading to:

Kitchen 8'9" (2.67m) Plus Recess x 8'9" (2.67m) Plus Recess

Window to rear. L shaped room. Floor standing and wall mounted cupboard and drawer storage units with work surfaces above. Inset stainless steel one and half bowl sink with a single drainer unit and a mixer tap. Gas cooker point. Space and plumbing for a washing machine. Space for a free standing fridge / freezer space. Wall mounted gas fired combination boiler that supplies the gas central heating and domestic hot water (Fitted November 2023). Door leading to an external staircase that leads down to the rear garden. Radiator. Useful storage cupboard. Door leading to:

Shower Room

Obscure glazed window to side. Modern fitted white suite comprising of a walk in single shower quadrant with tiled splash backs to ceiling height, thermostatically controlled shower and sliding splash screen doors. Low level WC. Pedestal wash hand basin. Tile effect laminate flooring. Radiator.

Main Landing

Staircase rising to the second floor. Smoke alarm. Useful under stairs storage recess area. Wall mounted thermostat. Newly fitted carpets (April 2026). Door leading to bedroom 2 and door leading to:

Living / Dining Room 15'5" (4.7m) x 13'6" (4.11m) Into Bay

A bright room with a large walk in bay window to front and an additional window to the front aspect. Radiator. Built in storage cupboard with display above. New fitted carpet (April 2026).

Bedroom 2 11'10" (3.61m) x 9'6" (2.9m) Max

Window to rear. Radiator. Built in wardrobe to chimney alcove. Fireplace feature. Picture rail. Coved ceiling. Newly fitted carpets (April 2026).

Second Floor

Landing

Newly fitted carpet (April 2026). Door leading to:

Bedroom 1

A large dual aspect room that has a window to front and a window to rear. Radiator. Exposed brick chimney breast. Fitted storage cupboards that have a work surface area above that incorporates a single bowl stainless steel sink and drainer unit with a mixer tap. Part sloped ceilings. Storage recess area. Newly fitted carpets (April 2026). Sliding door leading to:

En-Suite Shower Room

Compact room that comprises of a single shower cubicle that has tiled splash backs to ceiling height, thermostatically controlled shower and folding splash screen door. Wall mounted wash hand basin. Laminate flooring. Extractor fan. Heated towel rail.



Externally

Rear Garden

To the rear of the property is an area of garden that belongs to the property and is accessed via an external timber staircase from the kitchen. The garden area is lead to attractive block paving and provides an ideal area for outdoor dining and sitting during fine weather. This area has double opening timber gates to the rear that lead onto a rear vehicular service lane and could provide off road parking if required. Aluminium storage shed.

Residents Parking

The property is located in an area that has the benefit of a residential parking permit scheme - with permits available to purchase via EDDC.

Tenure

The has the FREEHOLD to the building. The property also has a lease that has approx 146 years. Maintenance is split 50 / 50 on a "ad hoc basis". Building insurance is shared 50 / 50 - £262.50 per flat for 2026.

Services

All main 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Notes

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



Directions

From our prominent town centre office, proceed into Exeter Road. Take the 4th turning on the left into Church Road and first right into Egremont Road. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>(92-100) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
60	74
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	



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.