

**Guide Price £215,000**

**Flat 1 The Retreat, 5 Stevenstone Road, Exmouth, EX8 2EP**



- Well Presented Bungalow Style Ground Floor Apartment • Favoured `Avenues` Area Of Exmouth
- Well Proportioned Lounge/Dining Room With Access Onto Its Own Patio Area • Double Bedroom
  - Modern Bathroom With `Jack And Jill` Access • Modern Kitchen With Integrated Appliances
- Mature Communal Grounds • Allocated Parking Space, NO ONWARD CHAIN, Share Of The Freehold





## Accommodation

Communal entrance leading to a communal hallway with stairs and lift to all floors.

## Ground Floor

Private entrance door to:

### Hallway

Security entry system. 2 Radiators. Large built-in storage cupboard housing a Glow Worm gas fired boiler supplying domestic hot water and central heating. Further built-in airing cupboard. Doors to:

### Lounge/Dining Room 16'2" (4.93m) Into Bay x 15'6" (4.72m)

A well proportioned room with a rear bay having double glazed French doors with side windows leading onto its own patio and the rear communal gardens. Further double glazed window to the side. TV point. 2 Radiators. Electric fire set in a modern surround and hearth.

### Kitchen 10'3" (3.12m) x 8'4" (2.54m)

Double glazed window to the side. Fitted with a modern range of base cupboard and drawers units with eye level units over. Work top surface with tiled splash back. Inset one and a half bowl sink unit. Range of integrated appliances including a double oven, microwave oven, 4 ring gas hob, washer/dryer, fridge/freezer and further separate freezer. Radiator. TV point.

### Double Bedroom 11'8" (3.56m) x 9'3" (2.82m) Max

Double glazed window to the front. Built-in wardrobe with mirror fronted sliding doors. Radiator. Telephone point. Door to:

### Bathroom/WC

`Jack and Jill` access from the bedroom and hallway. Double glazed window to the side. Modern white suite comprising panelled bath with tiled splash back. Shower mixer tap. Glazed shower screen. Pedestal wash hand basin with shaver point/light over. Close coupled WC. Heated towel rail. Extractor fan.



### Externally

The property is approached via a coded entry system providing pedestrian and vehicular access. A block paved forecourt provides residents parking. This property has one allocated parking space located close to 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.

Apartment 1 has direct access onto the communal gardens.

### 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 B

### Mortgage Assistance

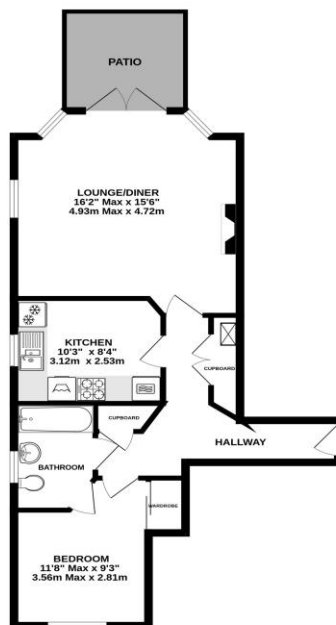
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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GROUND FLOOR



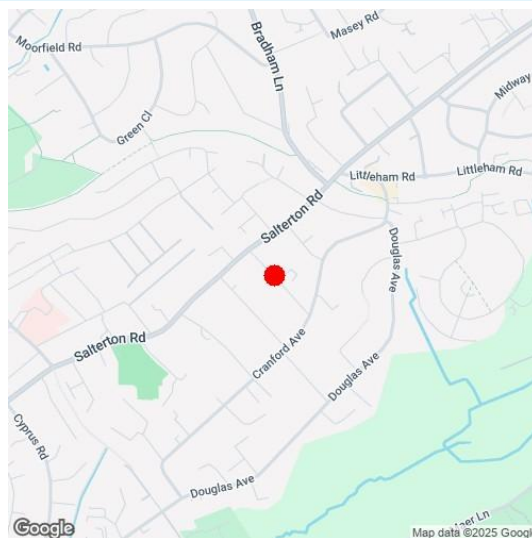
THE RETREAT, STEVENSTONE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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 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) <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		
EU Directive 2002/91/EC		
England & Wales		



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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.