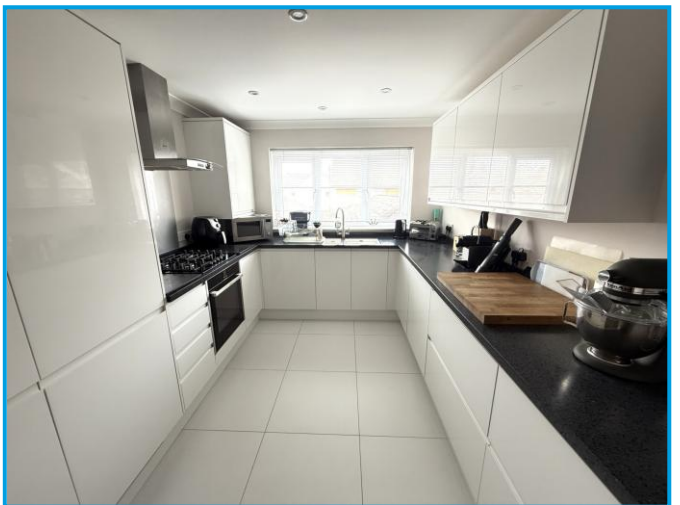


01395 222350

LINKS
ESTATE AGENTS

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

Guide Price £575,000
6 Sailmakers Court, Exmouth, EX8 1XP



- Immaculate First Floor Marina Apartment • Gas Central Heating & uPVC Double Glazing • Living/ Dining Room With Marina Views & Balcony Access • Modern Fitted Kitchen / Breakfast Room • 2 Double Bedrooms With Wardrobes • 2 Modern Fitted Shower Rooms • Garage, Parking, NO ONWARD CHAIN • Level Walk To Seafront, Town Centre & Train Station



Accommodation

Main communal front entrance door, with secure telephone entry system leading to communal hallway. Staircase and lifts rising to upper floors.

First Floor

Own entrance door leading to:

Entrance Porch

Main front entrance door leading to:

Entrance Hall

Radiator. Useful storage cupboard which has slatted shelving, electric meter and trip switch fuse box. Wall mounted entry phone. Wall mounted central heating thermostat. Smoke alarm. Doors leading to all rooms.

Living / Dining Room 24'9" (7.54m) x 13'3" (4.04m)

Dual aspect having uPVC double glazed window to side and uPVC double glazed window to rear gaining lovely views of Exmouth Marina, the Sea and Dawlish Warren beyond. Focal point of fitted gas fire on a raised hearth with wooden mantle over. Radiator. uPVC double glazed external door leading to:

Balcony

South facing and a lovely area for outdoor dining and sitting during the fine weather, with views over The Marina with The Sea and South Devon Coastline beyond. Glass balustrades.

Kitchen / Breakfast Room 14'7" (4.45m) x 9'0" (2.74m)

uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with Marble work surfaces and matching up stands. Inset one and a half bowl sink unit with worktop drainer and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated dishwasher, washing machine, fridge and freezer. Fitted breakfast bar with Wooden top. Tiled flooring. Radiator. Inset ceiling lights. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic water.

Bedroom 1 11'7" (3.53m) x 11'3" (3.43m) Plus Recess

uPVC double glazed window to rear gaining those Exmouth Marina and coastline views. Built - in wardrobes to one wall. Radiator. Door leading to:

En - Suite

Modern fitted white suite double shower cubicle with thermostatically controlled shower unit, low-level WC and vanity wash and basin. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan.

Bedroom 2 11'4" (3.45m) x 9'6" (2.9m)

uPVC double glazed window to front. Built - in wardrobe. Radiator. Door leading to:

Shower Room

Modern fitted white suite of shower cubicle with electric shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset



ceiling lights. Extractor fan. Door leading to entrance hall.

Garage 19'7" (5.97m) x 9'0" (2.74m)

Situated to the front of the building with a parking space in front of the garage. Up and over door to front. Under eaves storage space. Power and light connected.

Tenure

The property is LEASEHOLD. A 125 year lease was granted in May 2000. Ground Rent £257 per annum. Combined Service Charge & Buildings Insurance for 2025 of £3203.82 per annum. There is an active residents Association looking after the interests of the 266 properties within The Marina

Services

All mains services are connected. The property is on a water meter. Council Tax Band E

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

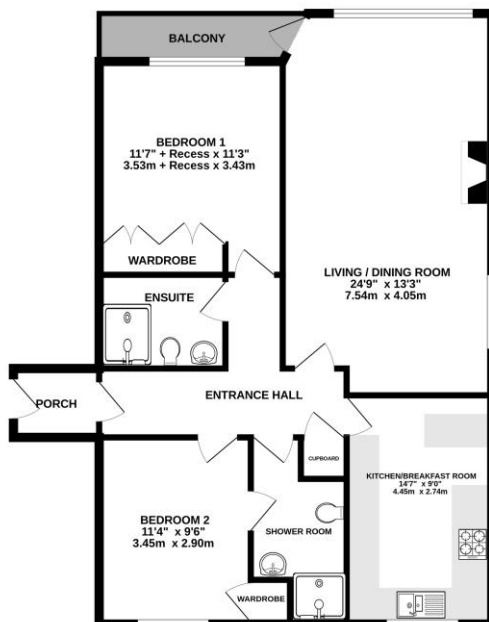
Your home may be repossessed if you do not keep up repayments on your mortgage

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 Note

These are draft particulars and are awaiting vendors verification

FIRST FLOOR



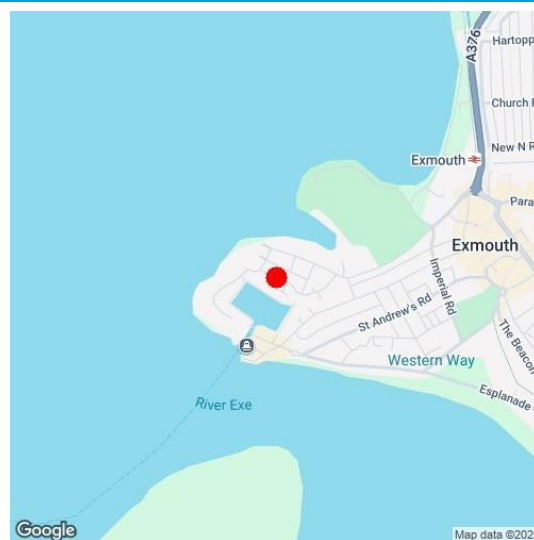
SAILMAKERS COURT, EXMOUTH MARINA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, walls and any other items 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 operability or efficiency can be given. Please visit www.rgs.co.uk

Directions

From our prominent town centre office, turn right down Rolle Street and take a left hand turning at the round about. Take a left at the next roundabout and head along Imperial Road. At the next roundabout, head straight across into Langerwey Way and take the 2nd left hand turning into Shelly Road. Proceed along the road, where the entrance to Sailmakers Court will be found on the left 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		
(1-10) 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.