

01395 222350

**LINKS**  
ESTATE AGENTS

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

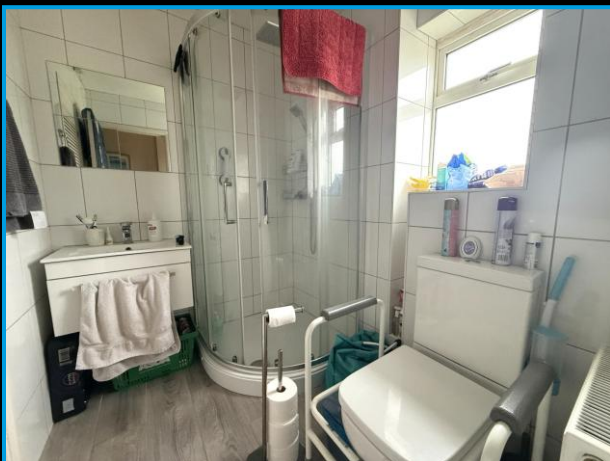
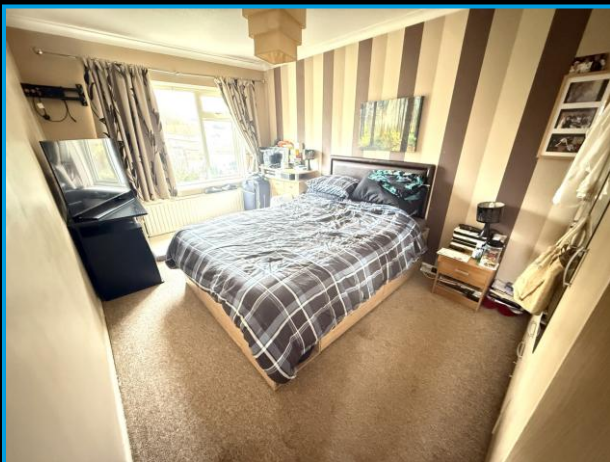
**Guide Price £184,950**

**1 Meadow View Road, Exmouth, EX8 4HB**



- Self Contained, Purpose Built, First Floor Flat • Long Lease • Gas Central Heating From Combi Boiler • Double Glazing • Living Room & Separate Kitchen • 2 Bedrooms & Modern Fitted Shower Room • Own Garden, Garage & Driveway • NO ONWARD CHAIN





## Accommodation

### Ground Floor

Own UPVC double glazed front entrance door leading to:

### Entrance Porch

Staircase rising to first floor. Radiator. Wall mounted electric trip switch fuse box. Smoke alarm.

### First Floor

#### Landing

Window to side. Access to part boarded loft space via trap door with ladder. Wall mounted central heating thermostat. Smoke alarm. Doors leading to both bedrooms, shower room and:

#### Living Room 13'9" (4.19m) x 12'1" (3.68m)

uPVC double glazed window to front. Fireplace feature with electric fire. Radiator. Laminate flooring. Arch leading to:

#### Kitchen 8'0" (2.44m) x 7'0" (2.13m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash back's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven to side. Space and plumbing for washing machine. Further space for free standing fridge / freezer etc. Tiled flooring.

#### Bedroom 1 14'10" (4.52m) x 9'2" (2.79m)

uPVC double glazed window to rear. Radiator.

#### Bedroom 2 11'7" (3.53m) x 7'7" (2.31m)

uPVC double glazed window to rear. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water with slatted shelving. Radiator.

#### Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Fully tiled walls. Radiator. Useful storage cupboards. Tiled flooring.



### Externally

The property has its own enclosed area of garden to the rear which is laid mainly to lawn and has timber panelled fenced boundaries. Front pedestrian access via timber garden gate.

### Garage 17'10" (5.44m) x 8'6" (2.59m)

Up and over door to front. Driveway providing off road parking for 1 motor vehicle.

### Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in the late 1970's. The freeholder is Elmdon Real Estates LLP Ground Rent of £40 per annum. Service Charges are on an 'as and when basis' with the ground floor flat.

### Services

All mains services are connected. The property is on a water meter. 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

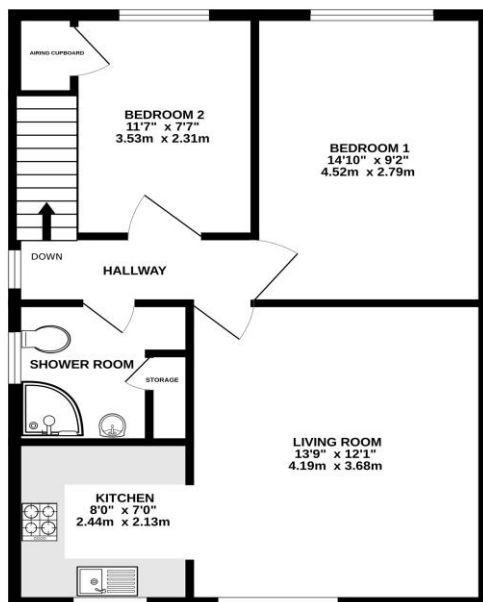
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### Agents Note

These are draft particulars and are awaiting vendors verification



## FIRST FLOOR

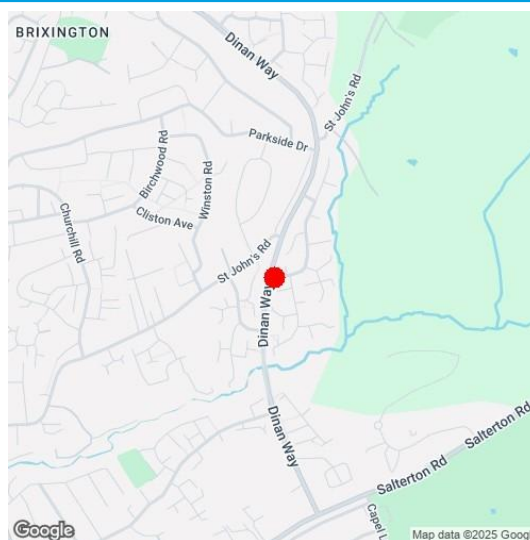


MEADOW VIEW ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metaphor C2025

### Directions

From our prominent office in Exmouth Town Centre, proceed out of town along Salterton Road. After passing Tesco and Lidl on the left, and at the traffic lights, turn left onto Dinan Way. Take the 3rd turning right into Meadow View Road where the property will be found immediately on the left hand side, clearly identified by our For Sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto: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.