

**Guide Price £195,000**

**15 Brooklyn Park, Exmouth, EX8 3AZ**



- Purpose Built Ground Floor Flat • uPVC Double Glazing & Electric Heaters
- Dual Aspect Living / Dining Room • Modern Fitted Kitchen • 2 Double Bedrooms
- Modern Fitted Bathroom • Garage, Ample Parking, Communal Gardens
- Handy For Schools & Withycombe Amenities





## Accommodation

### Ground Floor

Ramp leading up to Communal front entrance door which leads to:

### Communal Hallway

Own composite front entrance door with spy hole and storage cupboard to side, leading to:

### Entrance Hall

Airing cupboard housing the hot water tank with slatted shelving and further useful cloaks storage cupboards. Doors leading to all rooms.

### Living / Dining Room 18'10" (5.74m) x 9'11" (3.02m)

Dual aspect having uPVC double glazed window to front and uPVC double glazed French doors leading to side and to the communal gardens. Electric fire within a fireplace surrounded.

### Kitchen 12'9" (3.89m) x 7'1" (2.16m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic splash back's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc. Further space under work surfaces for appliances.

### Bedroom 1 14'2" (4.32m) x 9'2" (2.79m)

uPVC double glazed window to rear. Wall mounted electric heater.

### Bedroom 2 10'11" (3.33m) x 7'10" (2.39m) Plus Recess

UPVC double glaze window to rear. Wall mounted electric heater.

### Bathroom

Modern fitted white suite of panelled bath with mixer tap, shower attachment and splashback to ceiling height. Low level WC. Vanity wash hand basin. Electrically heated towel. Extractor fan.





### Externally

The property is surrounded by good sized and predominantly level communal gardens, which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. This property has access to the side communal gardens where there is also a useful washing line. To the front of the development there is ample residents parking and the property further benefits from:

### Garage 16'9" (5.11m) x 8'5" (2.57m)

Up and over door to front.

### Tenure

The property is LEASEHOLD. We understand the current lease expires in July 2114. The Freeholder is East Devon District Council with the annual Service Charge of c. £300. We further understand this figure includes Ground Rent and Buildings Insurance

### Services

Mains Water, Drainage & Electricity 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

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

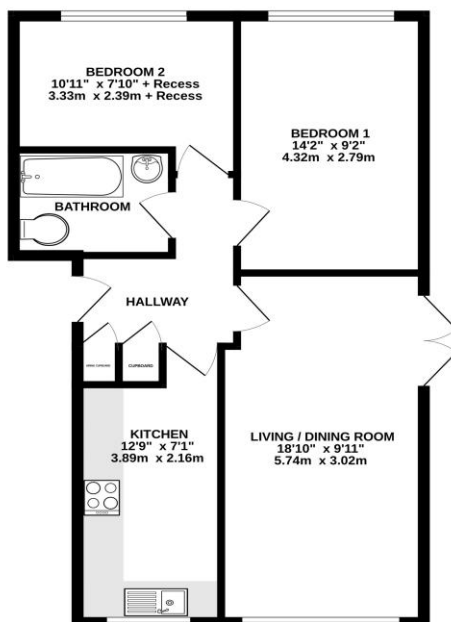
These are draft particulars and are awaiting vendors verification

01395 222350

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exmouth@linksestateagents.co.uk  
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GROUND FLOOR

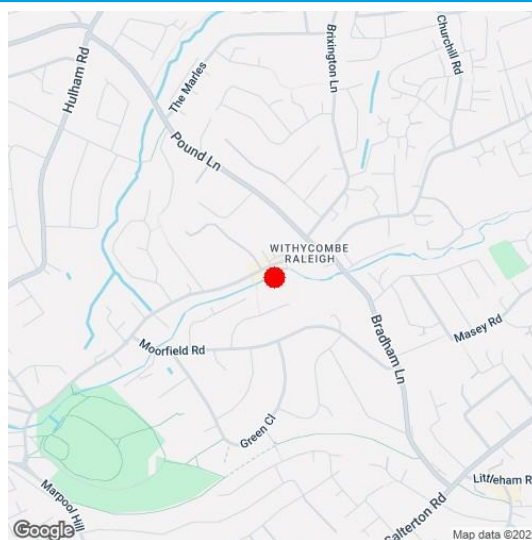
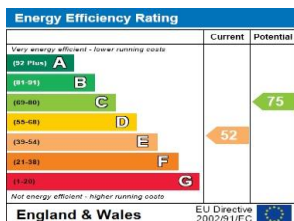


BROOKLYN PARK, EXMOUTH

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 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.  
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**Directions**

From our prominent Town Centre office, proceed down Rolle Street, turning right at the roundabout into The Parade. Continue into Exeter Road and take a right hand turning into Withycombe Road, just past The Park Hotel and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road turning right, opposite Jewsons, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: 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.

**LINKS**  
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