

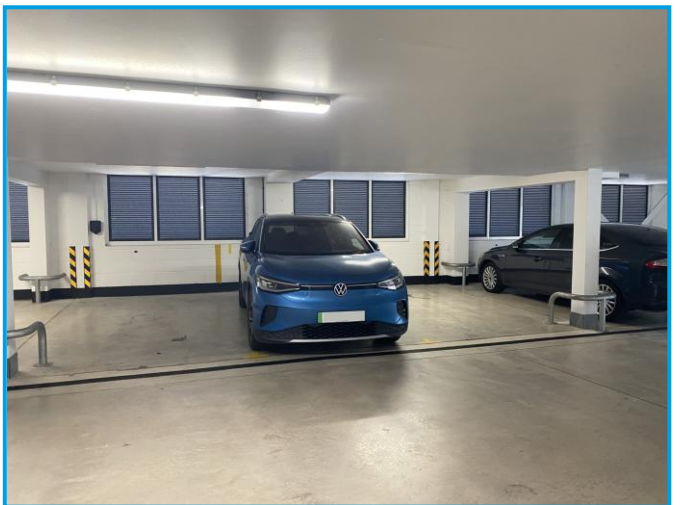
01395 222350

LINKS
ESTATE AGENTS

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Guide Price £275,000

7 Estuary Reach, Elm Grove, Exmouth, EX8 1DJ



- Smart Second Floor Apartment With Lift Access • 2 Double Bedrooms • Open Plan Living Room/Dining Room/Kitchen With Integrated Appliances • Well Appointed Bathroom/WC
- Secure Allocated Parking • Share Of The Freehold • Town Centre Location With Level Walk To The Seafront And Bus And Rail Services • Viewing Highly Recommended



Accommodation

Ground Floor

Communal front entrance door with remote entry system leading to a communal entrance hall with stairs and lift to second floor.

Second Floor

Private entrance door to:

Entrance Hall

An 'L' shaped hallway. Double glazed window to the side. Programmable electric Dimplex heater. Large built-in cupboard housing the water tank and storage. Doors to:

Living/Dining Room/Kitchen 21'9" (6.63m) x 13'9" (4.19m)

A bright and airy dual aspect open plan living area. Double glazed window to the side and 2 high level windows to the rear. 2 wall mounted programmable electric Dimplex heaters. TV aerial point. Telephone point. Karndean flooring. The kitchen is fitted with a range of gloss white fronted units comprising base cupboard and drawer units. Wall mounted units. Worktop surfaces with matching upstand. Inset single drainer sink unit. Range of integrated Neff appliances incorporating an electric double oven, 4 ring ceramic hob with splash back and cooker hood over, slimline dishwasher, washer/dryer and fridge/freezer. Inset ceiling spotlights. Extractor fan.

Bedroom 1 13'2" (4.01m) Max x 9'5" (2.87m)

A double bedroom. Double glazed window to the side. Programmable electric Dimplex heater. Built-in wardrobe with sliding doors, one mirror fronted providing hanging and storage space.

Bedroom 2 11'11" (3.63m) x 8'10" (2.69m)

A double bedroom. Dual aspect with double glazed windows to the side and rear. Programmable electric Dimplex heater.

Bathroom/WC

Well-appointed and fitted with a white suite comprising a panelled bath with glazed shower screen and shower mixer tap. Pedestal wash hand basin. Tiled splash back. Close coupled WC. Ladder style heated towel rail. Inset ceiling spotlights. Extractor fan.

Externally

Secure Gated Parking

A remote operated roller door gives access to a secure residents parking area. Apartment 7 has an allocated space with an electric charge point. Communal bin store and bike store. Internal access to the main building.



Tenure

The property is LEASEHOLD with a share of the freehold. 994 years remain on the lease. Service charge is approx £1370.38 per annum.

Services

All mains services except gas are connected. Council Tax Band C

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

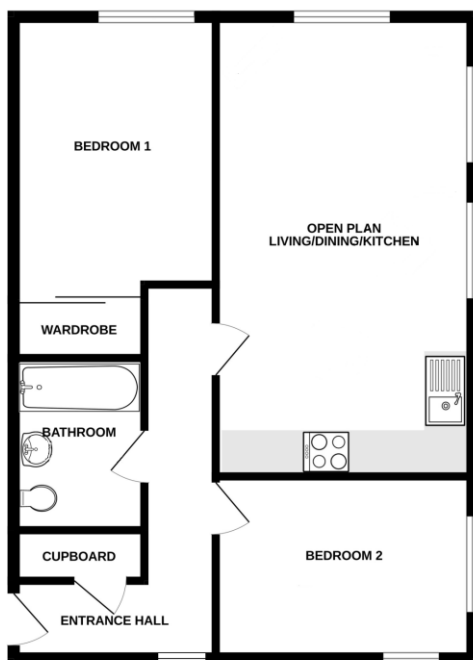
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note these are draft particulars and are awaiting vendors verification.

SECOND FLOOR

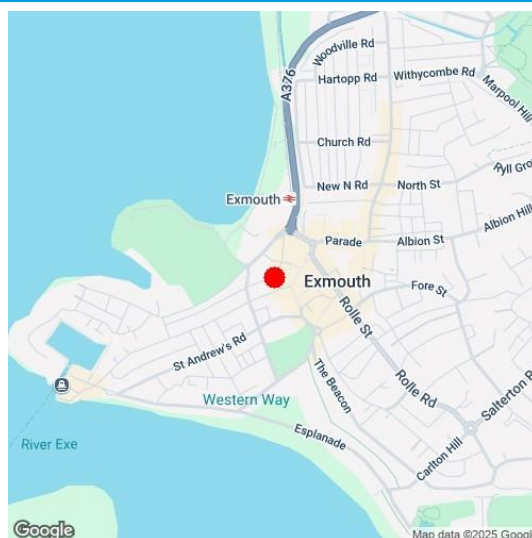


TOTAL FLOOR AREA: 680 sq.ft. (63.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Hozon 12/24

Directions

From our prominent town centre office proceed down Rolle Street and walk across The Strand towards the TSB Bank on the corner of Victoria Road. Turn right just before the Grapevine Pub and Estuary Reach with be found immediately in front of you.

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		
(1-20) 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.