

Guide Price £184,950

41 Broadmead, Exmouth, EX8 4JR



- Purpose Built, Self Contained Ground Floor Flat • Well Presented Throughout • uPVC Double Glazing & Electric Heating • Living Room, Kitchen / Breakfast Room • 2 Bedrooms, Modern Fitted Bathroom • Own Courtyard Garden • Garage To Rear • Level Walk To Brixington Amenities



Accommodation

Ground Floor

Step up to UPVC double glazed front entrance door, beneath storm canopy, leading to:

Entrance Porch

Obscure uPVC double glazed window to front. Tiled flooring. Half glazed door leading to:

Living Room 13'6" (4.11m) x 10'11" (3.33m)

uPVC double glazed picture window to front. Electric convector heater. Coved ceiling. Door leading to bedroom 2 and:

Inner Hallway

Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to bedroom 1, bathroom and:

Kitchen / Breakfast Room 9'1" (2.77m) x 8'10" (2.69m)

uPVC double glazed external door leading to own Courtyard garden, uPVC double glazed window adjacent. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Electric cooker points with filter hood above. Space and plumbing for washing machine. Further space under worktop for fridge and freezer etc.

Bedroom 1 12'11" (3.94m) x 8'9" (2.67m)

uPVC double glazed window to rear. Built-in single wardrobe including slatted shelving. Electric convector heater. Coved ceiling.

Bedroom 2 9'8" (2.95m) x 6'7" (2.01m)

Window to front. Useful built - in storage cupboard including hanging rail and slatted shelving. Electric meter and trip switch fuse box.

Bathroom

White suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Shaver light and socket. Extractor fan. Wall mounted electric heater.

Externally

There is an open plan area of garden to the front which consists of patio, an ideal space for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Useful under external stairs storage area for bins etc.



Rear Garden

The property further enjoys its own enclosed and easy to maintain Rear Courtyard Garden. It is laid mainly to patio, again being an ideal space for outdoor dining and sitting during the fine weather. Brick wall and timber fenced boundaries. Outside water tap. Personal door leading to:

Garage 15'7" (4.75m) x 9'2" (2.79m)

Up and over door to front. Power and light connected. Personal door leading to rear courtyard garden.

Tenure

The property is LEASEHOLD. There are approximately 128 years remaining on the lease. Service Charge of £39 per calendar month which includes buildings insurance. There is a one eighth share of the freehold.

Services

Mains Water, Drainage & Electric are connected. The property is on a water meter. Council Tax Band A

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

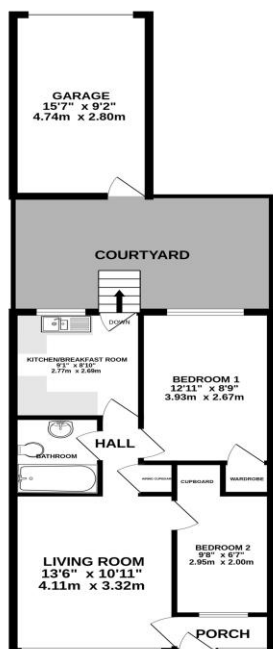
These are draft particulars and are awaiting vendors verification

01395 222350

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GROUND FLOOR



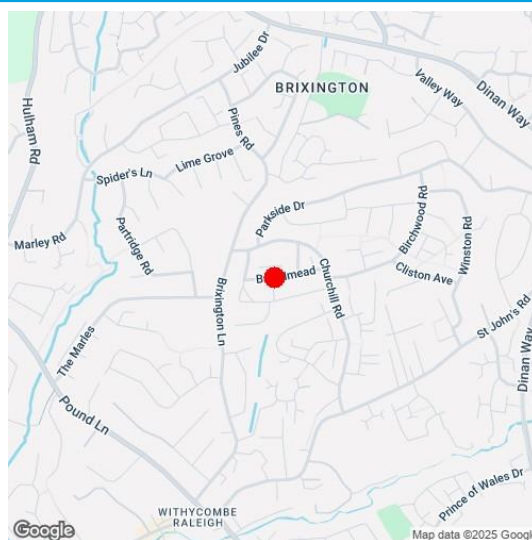
BROADMEAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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.
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Directions

From our prominent Town Centre office, turn left along Rolle Street and continue into Rolle Road. At the roundabout, proceed onto Salterton Road. At the Littleham Cross traffic lights, turn left into Bradham Lane. At the mini roundabout, turn right into St Johns Road and second left into Churchill Road. As you reach Brixington shops, turn left into Broadmead, where the property will be found on the right 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		
(1-20) 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.

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