

01395 222350

LINKS
ESTATE AGENTS

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Offers in Excess of £180,000
36 Hawthorn Grove, Exmouth, EX8 4HD



- 2 Double Bedroom Ground Floor Flat • Purpose Built & Self Contained • Living / Dining Room • Kitchen • Modern Shower Room • Enclosed Garden To The Rear • Garage In Block Located Close By • Long Lease. NO ONWARD CHAIN



Step up to a part obscure glazed uPVC double glazed front entrance door leading to:

Ground Floor

Entrance Hall

High level electric trip switch fuse box. Radiator. Doors leading to bathroom, both bedrooms and:

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

2 x Windows to front. Radiator. Wall mounted thermostat. Useful storage cupboard with shelving. Door leading to:

Kitchen 7'11" (2.41m) x 7'0" (2.13m)

Window to front. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Inset, stainless steel, single bowl sink and single drainer unit with a mixer tap above. Space for a free standing fridge freezer. Space and plumbing for a washing machine. Gas cooker point with extractor hood above. Wall mounted gas fired combination boiler. Tiled flooring.

Bedroom 1 14'9" (4.5m) x 9'1" (2.77m)

Window to rear. Fully glazed uPVC double glazed door leading out to the rear garden. Radiator.

Bedroom 2 11'5" (3.48m) x 7'2" (2.18m)

Fully glazed door leading to the rear garden with a matching window to the side of the door. Radiator.

Shower Room

Obscure glazed window to side. Modern fitted shower room that comprises of a walk in shower quadrant with splash screen door, thermostatically controlled shower and tiled splash backs to ceiling height. Low level, hidden cistern WC. Wash hand basin with storage cupboards beneath. Tiled flooring and extensively tiled walls. Heated towel rail. Extractor fan. Useful storage cupboard that has slatted shelving.

Externally

Front Of Property

The property is accessed via a shared pathway that leads to the front entrance door. Courtesy lighting. Small bin store area.

Rear Garden

To the rear of the property is an enclosed and easy to maintain garden that has a decked patio area laid adjacent to the rear of the property, ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to decorative shingle. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side. Outside lighting.

Single Garage

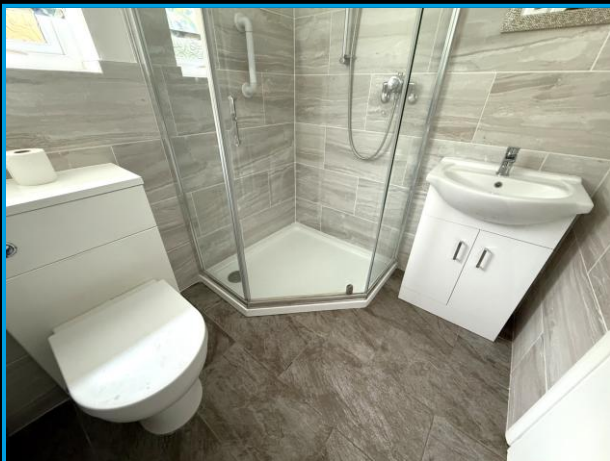
Located in a block close by. Up and over door to front. Personal door to rear that leads to the shared pathway, leading to the front entrance door.

Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in 1975. The freeholder is Elmdon Real Estates LLP. Ground Rent of £40 per annum. Maintenance charge is on an 'as and when basis', shared with the first floor flat.

Services

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



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 Notes

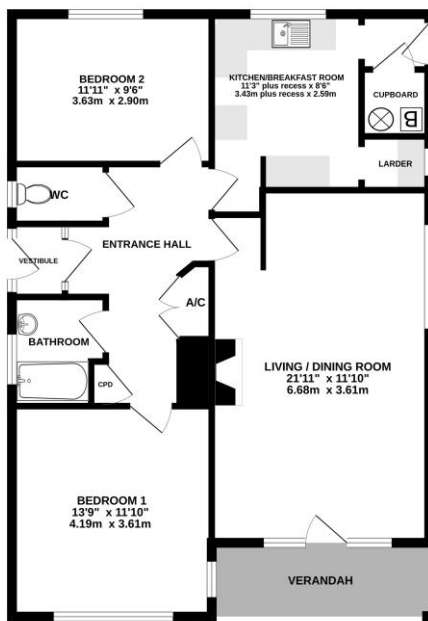
Please note, these are draft particulars and they are awaiting vendors verification.

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GROUND FLOOR



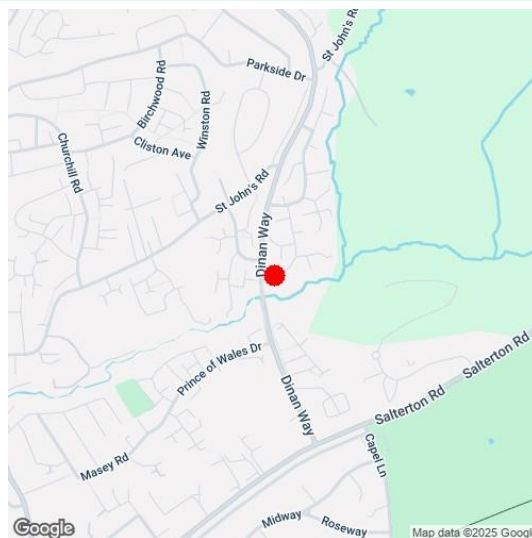
12 CROSSINGFIELDS DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, passages, stairs and any other areas are approximate and no responsibility is taken for any error of omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The current, square 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 up Rolle Street turning left at the mini roundabout along Salterton Road. After passing Tesco and Lidl on the left, turn left at the traffic lights onto Dinan Way. Take the 3rd turning right into Meadow View Road and right again into Hawthorn Grove. The property will be found at the bottom of the road, on the left hand side, clearly identified by our for sale board.

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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