

01395 222350

**LINKS**  
ESTATE AGENTS

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

**Guide Price £175,000**

**Ground Floor Flat, 22 Albion Street, Exmouth, EX8 1JJ**



- Ground Floor Flat with NO ONWARD CHAIN • Gas Central heating From Combi Boiler
- uPVC Double Glazed Windows • Dual Aspect Living / Dining Room • Kitchen & Shower Room
- 2 Bedrooms (1 Accessed Via A Staircase) • Own, Good Sized Courtyard Garden
- Long Lease, Freehold To Building, Town Centre Location



## Accommodation

### Ground Floor

Communal front entrance door leading to:

#### Communal Porch

Half glazed door leading to:

#### Communal Hall

Own door leading to property.

#### Entrance Hall

Laminate flooring. Radiator. Useful under stairs storage cupboard with gas meter. Open to kitchen and door leading to:

#### Living / Dining Room 24'2" (7.37m) x 12'11" (3.94m) Max

A dual aspect room having windows to front and rear.

#### Living Area 12'11" (3.94m) x 11'9" (3.58m)

uPVC double glazed window to front. Focal point of fitted gas fire within a fireplace surround having a marble back and hearth with a wooden mantle and surround, fitted storage cupboards and shelving to either recess. TV point. Laminate flooring. Picture rail. Ornate coving. Open to:

#### Dining Area 11'7" (3.53m) x 10'8" (3.25m)

uPVC double glazed window to rear. Radiator. Laminate flooring. Picture rail.

#### Kitchen 11'7" (3.53m) x 7'10" (2.39m)

uPVC double glazed external door to side, leading to Courtyard, uPVC double glazed window adjacent. range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for fridge / freezer etc. Open to:

#### Inner Hall

Stairs rising to first floor. Smoke alarm. Doors leading to:



### **Bedroom 2 11'10" (3.61m) x 7'2" (2.18m)**

uPVC double glazed window to side. Radiator.

### **Shower Room**

Obscure uPVC double glazed window to side. White suite of shower tray with electric shower unit, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Radiator.

### **First Floor**

### **Bedroom 1 21'0" (6.4m) x 7'7" (2.31m)**

2 uPVC double glazed windows to side. Radiator. Airing cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water.

### **Externally**

The property has its own and reasonably sized Courtyard Garden to the rear with a timber gate giving rear pedestrian access. Outside water tap. Outside lighting.

### **Tenure**

The property is LEASHOLD but also has the Freehold to the building. A 999 year lease was granted in 2010. Any maintenance is split 50 / 50 with the upstairs maisonette on an 'as and when' basis

### **Services**

All mains services are connected. Council Tax Band A

### **Mortgage Assistance**

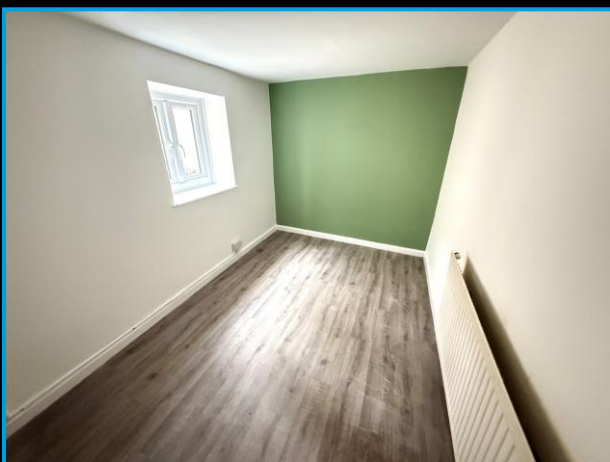
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### **Agents Note**

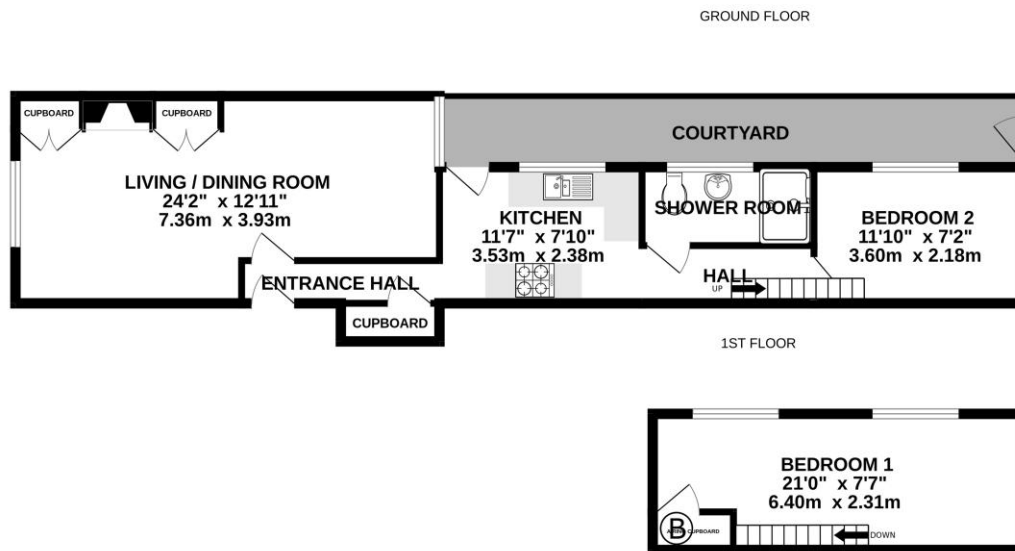
These are draft particulars and are awaiting vendors verification



01395 222350

**LINKS**  
ESTATE AGENTS

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

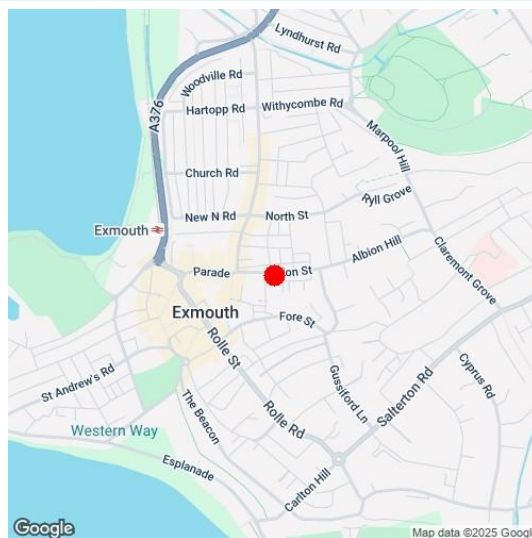
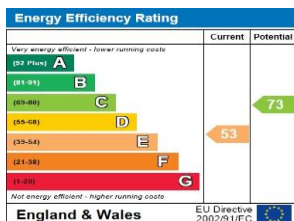


ALBION STREET, EXMOUTH

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 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 Metropix ©2025

### Directions

From our prominent Town Centre office, on foot, proceed through the Magnolia shopping centre and turn right, next to Tempest Jewellers, into Albion Street. The property will be found on the left hand side, just past the turning for George Street, 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**  
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com