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LINKS
ESTATE AGENTS

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Guide Price £220,000

Flat 1, 41 North Street, Exmouth, EX8 1JZ



- Beautifully Presented Self Contained, 2 Bedroom Ground Floor Flat • Centrally Located Close To A Wide Range Of Amenities • uPVC Double Glazing & Gas Central Heating • L Shaped Living/Dining Room With Fireplace • Modern Kitchen With Oven & Hob • Modern Refitted bathroom/WC • Off Road Parking & Block Paved Patio Garden With A Sunny Aspect • Internal Viewing Essential To Fully Appreciate This Property



Ground Floor

Modern, private entrance door with courtesy lighting and a window to side, leading to:

Entrance Porch

Tiled flooring. Period "Gothic" style arched inner door leading to:

Hallway

Tiled flooring. Radiator. Moulded ceiling cornice and rose. Telephone point. Door to bedroom 2 and opening to kitchen and:

Inner Hallway

Tiled flooring. Radiator. Door leading to the rear communal hallway. Doors to:

Living/Dining Room 15'11" (4.85m) x 14'4" (4.37m)

L shaped room. A superb room with high ceilings and a shallow bay window to front. TV point. Ornate moulded ceiling cornice. Picture rail. Focal point open fireplace. 2 Radiators.

Kitchen 10'7" (3.23m) x 8'7" (2.62m)

Window to front. Attractive kitchen with a good range of floor and wall mounted cupboard and drawer storage units with work surfaces above. Tiled splash back. Inset ceramic one and a half bowl sink with mixer tap over. Inset 4 ring gas hob. Integrated electric oven below. Space and plumbing for dishwasher. Space for a "American Style" fridge freezer. Cupboard housing Worcester gas fired combi boiler supplying domestic hot water and central heating and space for tumble dryer and plumbing for washing machine. TV aerial point.

Bedroom 1 11'11" (3.63m) x 9'5" (2.87m)

Window to rear. 2 built in double wardrobes to chimney recesses. TV aerial point. Laminate flooring. Moulded ceiling cornice and rose. Radiator.

Bedroom 2/Dining Room 13'5" (4.09m) x 9'7" (2.92m)

Currently used as a dining room but formerly a bedroom. Window to side. Focal point fireplace. Tiled flooring with patterned central feature. Picture rail. Built in wardrobe/storage cupboards to one wall. Radiator.

Bathroom

Refitted modern and very well appointed room. Part tiled walls and flooring. Fitted with a modern white suite comprising of a shaped shower bath. Built-in shower. Glazed splash screen. WC with concealed cistern. Wash hand basin. Wall mounted mirror/light. Extractor fan. Radiator.

Storage Space/Cellar

From the inner hallway of the flat, there is a door leading to the rear communal hallway. From this hallway there is a door that gives access down to a useful and good sized cellar/storage area that has a light connected and a radiator.



Externally

To the front of the property is an enclosed area of block paved patio style garden which enjoys a sunny aspect.

Parking

Access to off road parking which block paved and forms part of the front patio garden.

Tenure

The property is LEASEHOLD. The property is held on a 125 year lease, which has approximately 107 years remaining. Ground rent is £286 per annum. Service charge is 701 per annum. Building insurance is £540 per annum. The property is managed by Remus Management. Sarum have the freehold to the building.

Services

Mains electric, water and drainage is connected. There is a gas supply to the property. The property is on a water meter. 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

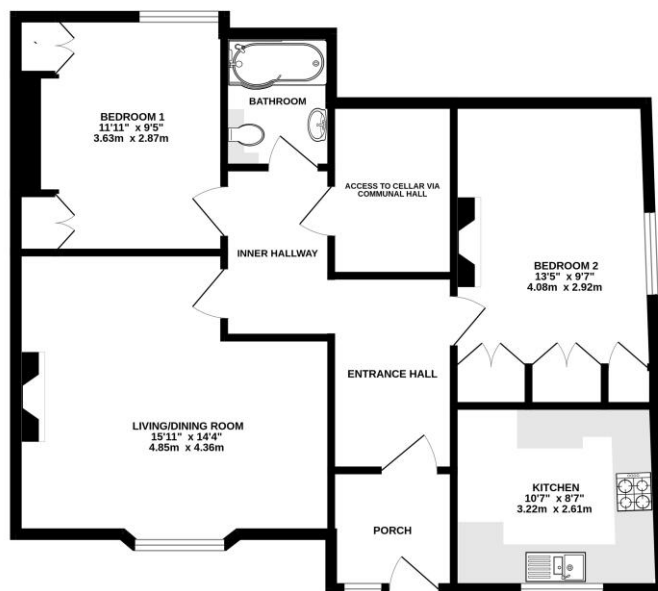
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

GROUND FLOOR



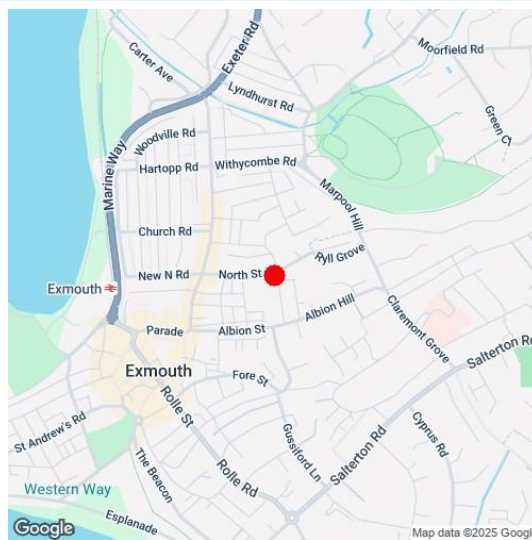
NORTH STREET

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, doors 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 floorplan CD202.

Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand gardens, turning right at the roundabout into The Parade. Proceed into Exeter Road and turn right, at the Library, into North Street. The property will be found at the end of the road, on the left, clearly identified by our For Sale sign

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.