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LINKS
ESTATE AGENTS

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Guide Price £170,000

27 Broadmead, Exmouth, EX8 4JR



- Well Presented First Floor Flat • Handy For Brixington parade Of Shops & Primary School
- Gas Central Heating & Double Glazing • Living / Dining Room • Modern Fitted Kitchen With Appliances • 2 Bedrooms, Both Having Built - in Wardrobes • Modern Fitted Bathroom Including Shower Over Bath • Garage To Rear Of Property



Accommodation

Ground Floor

External steps lead up to the property

First Floor

uPVC double glazed front of entrance door leading to the apartment.

Entrance Porch

Obscure uPVC double glazed window to front. Glazed door leading to:

Living / Dining Room 13'7" (4.14m) x 10'10" (3.3m)

uPVC double glazed window to front. Radiator. Door leading to bedroom 2 and open to:

Inner Hallway

Useful storage cupboard. Access to insulated loft space, that also has the gas fired Combi boiler that supplies the central heating and domestic hot water. Wall mounted central heating thermostat. Smoke alarm. Doors leading to bedroom 1 and bathroom. Open to:

Kitchen 9'0" (2.74m) x 8'9" (2.67m)

uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Integrated fridge, freezer, slimline dishwasher and washing machine.

Bedroom 1 12'11" (3.94m) x 8'8" (2.64m)

uPVC double glazed window to rear. Built - in wardrobe. Radiator.

Bedroom 2 10'2" (3.1m) x 6'6" (1.98m)

Window to front. Built - in wardrobe. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including Rainfall waterhead, low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan.



Externally

There is a small balcony area immediately to the front. To the rear of the property is:

Garage 15'11" (4.85m) x 9'10" (3m)

Up and over door to front.

Tenure

The property is LEASEHOLD. We understand from the vendor that the lease expires on 25th December 2116. We also understand that combined Ground Rent, Service Charge, Management Charge and Buildings Insurance is £41 per calendar month.

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

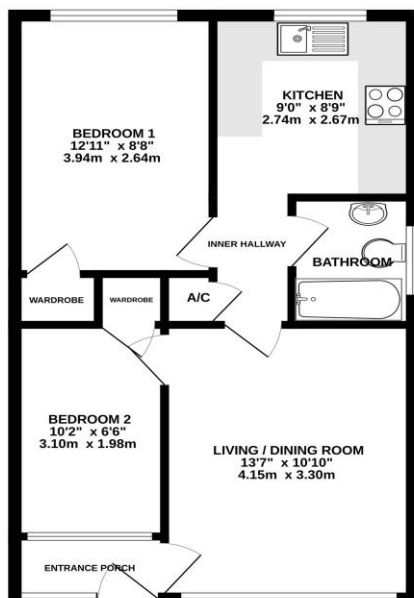
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

FIRST FLOOR



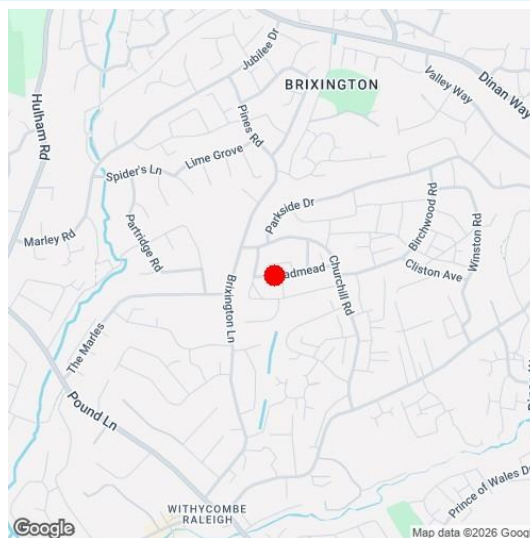
BROADMEAD, EXMOUTH

While 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 furniture, fixtures 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, 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.