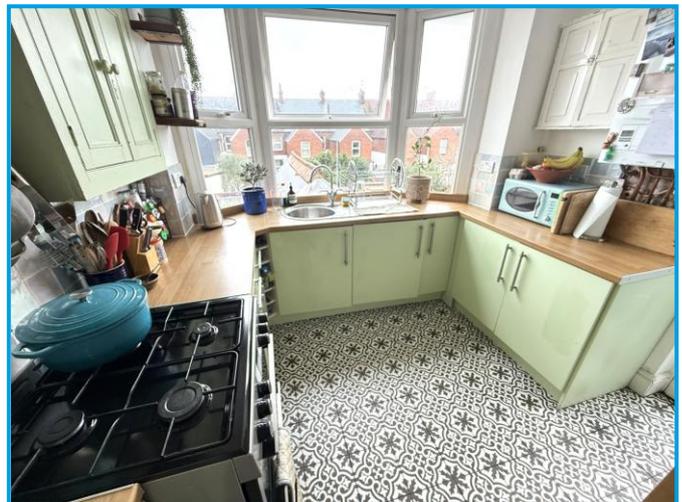
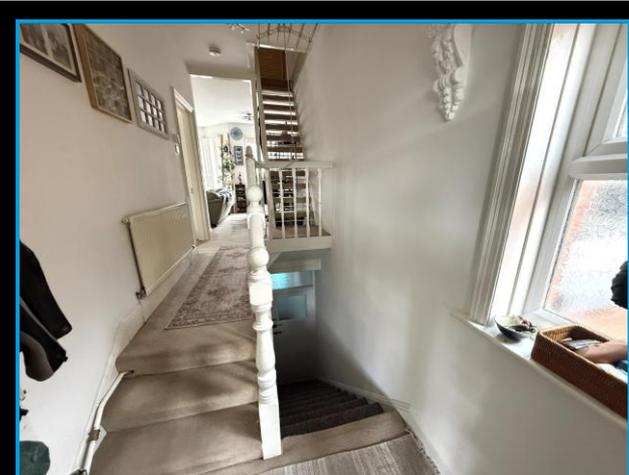


Guide Price £195,000
Flat 2, 54 Waverley Road, Exmouth, EX8 3HJ



- Well Presented First & Second Floor Maisonette • Gas Central Heating & Double Glazing
- Bay Fronted Living / Dining Room • Kitchen With Access To Balcony • 1 Double Bedroom, Bathroom • Useful Loft Room Being Used As A Bedroom • Freehold To Building & Long Lease
- Level Walk To Town & Train Station



Accommodation

Ground Floor

Communal front entrance door, with doorbell for each flat, leading to:

Communal Porch

Attractive tiled flooring. Door with stained glass pane leading to:

Communal Hallway

Cupboard housing the electric meter. Then entrance door, with stairs beyond, leading to flat 2.

First Floor

Half Landing

Obscure uPVC double glazed window to side. Access to loft storage space. Attractive archway. Stairs rising to first floor landing. Open to kitchen and door leading to bathroom.

Landing

Staircase rising to loft room. Radiator. Smoke alarm. Wall mounted central heating thermostat. Door leading to bedroom and open to:

Living / Dining Room 15'11" (4.85m) x 15'0" (4.57m) Into Bay

Walk - in uPVC double glazed bay window to front with further uPVC double glazed window to front. Fireplace with attractive tiling, wooden mantle and marble hearth. 2 radiators.

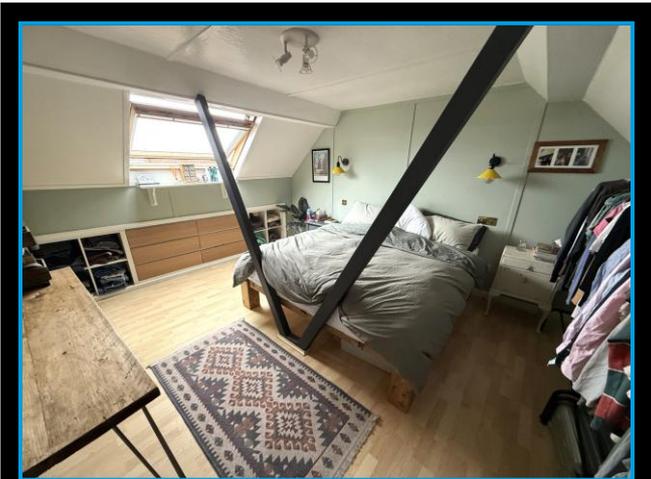
Kitchen 9'0" (2.74m) Plus Recess x 9'0" (2.74m)

uPVC double glazed bay window to rear. external door to side leading to the Balcony. Range of cupboard and drawer storage units with roll edged work surfaces and splash backs. Stainless steel single sink and drainer unit with mixer tap. Gas and electric cooker points. Integrated washing machine. Further space for freestanding fridge / freezer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Smoke alarm. Tiled flooring.

Bedroom 11'9" (3.58m) x 10'0" (3.05m)

uPVC double glazed window to rear. Radiator.





Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with mixer tap and shower attachment, low level WC and wall mounted wash hand basin. Radiator. Fully tiled walls and floor.

Second Floor

Landing

Useful storage cupboard with hanging rail. Door leading to:

Loft Room 14'5" (4.39m) x 11'11" (3.63m) Plus Recess

Double glazed Velux window to rear. Radiator. Eaves storage. Laminate flooring. Please note, this room is currently being used as a double bedroom.

Externally

The property has a Balcony area, laid to decking, which is ideal for outdoor dining and sitting during the fine weather with steps then leading down to the rear of the property, which then allows for rear pedestrian access to service lane. Outside lighting.

Tenure

The property is LEASEHOLD but also enjoys the Freehold to the building. A 199 year lease was created in 2021. Communal bills are split 50 / 50 with the ground floor flat on an `as and when` basis.

Services

All mains services are connected. Council Tax Band A

Mortgage Assistance

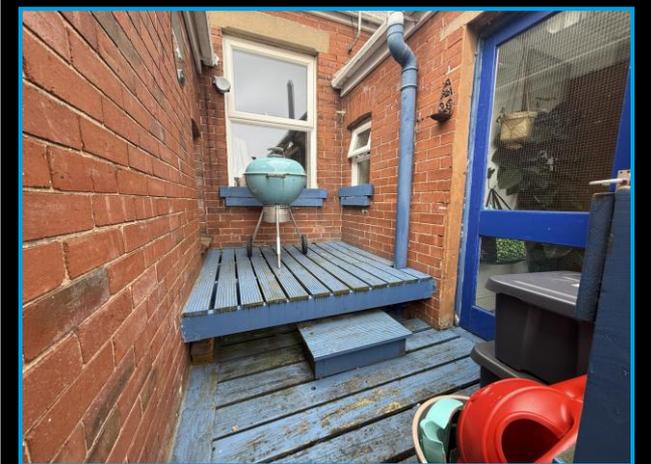
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

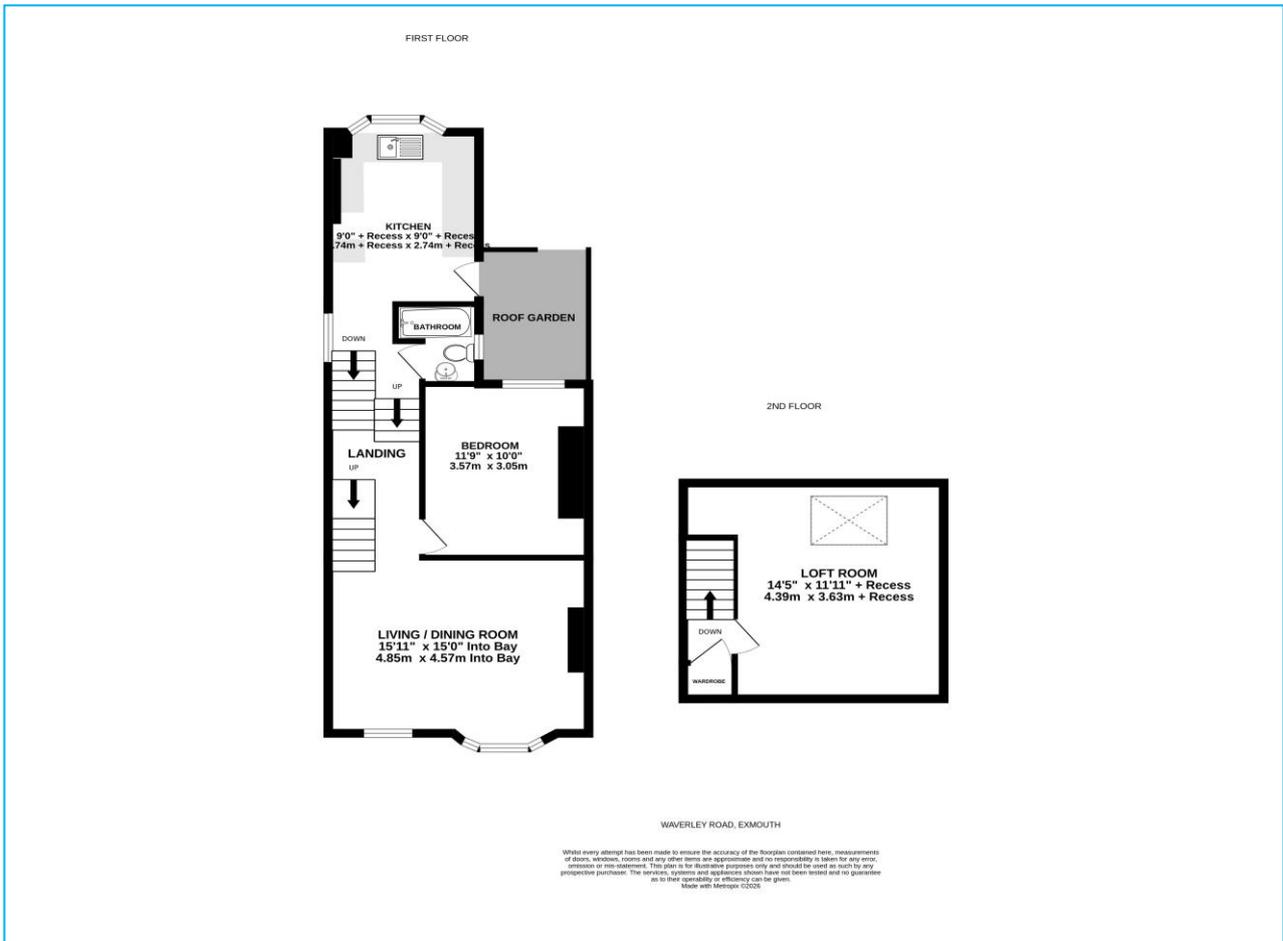
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft sales particulars and are awaiting vendors verification

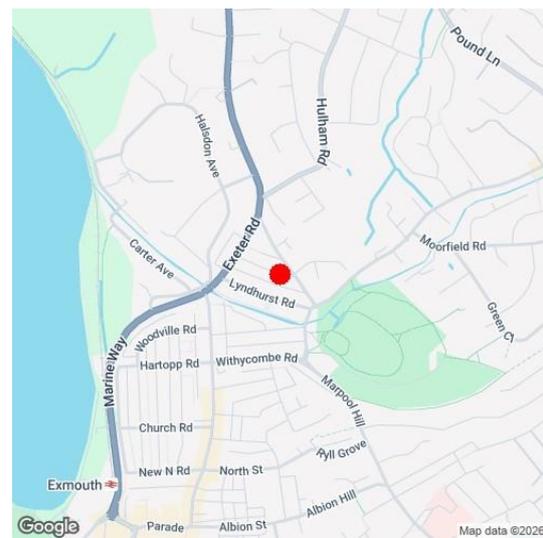




Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand gardens, turning left then right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through the traffic lights, taking the second right into Waverley Road, where the property will be found towards the end of the road on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		69	71
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.