

**Guide Price £175,000**  
**5 Brooklyn Park, Exmouth, EX8 3AZ**



- Ground Floor Purpose Built Flat • 2 Bedrooms With Wardrobes • Lounge/Dining Room
- Kitchen With Oven & Hob • Shower Room/WC • Double Glazing & Electric Heating
- Communal Gardens And Own Private Area Of Garden
- Parking On First Come First Served Basis



## Accommodation

### Ground Floor

Communal entrance leading to a communal hallway with private entrance door to:

### Hallway

Built-in airing cupboard and storage cupboard. Doors to:

### Lounge/Dining Room 18'10" (5.74m) x 9'11" (3.02m)

Double glazed window to the front overlooking a green area. 2 electric heaters. TV aerial point. Telephone point.

### Kitchen 12'10" (3.91m) x 7'1" (2.16m)

Double glazed window to the front. Base cupboard and drawer units with wall mounted units over. Roll edge work top surfaces. Tiled splash backs. Inset one and a half bowl sink unit. Integrated electric oven. Inset 4 ring electric hob. Plumbing for washing machine. Space for fridge/freezer. Electric heater.

### Bedroom 1 14'5" (4.39m) x 9'2" (2.79m)

Double glazed sliding patio doors to the rear opening onto the communal gardens. Built-in mirror fronted wardrobe. Electric heater.

### Bedroom 2 11'0" (3.35m) x 7'10" (2.39m)

Double glazed window to the rear. Built-in mirror fronted wardrobe.

### Shower Room/WC

White suite comprising shower tray with Mira electric shower over. Tiled splash back. Wash hand basin with cupboard below. Close-coupled WC. Heated towel rail.

### Externally

Brooklyn Park stands in mature communal grounds with extensive areas of lawn. Flat 5 has an area of private garden immediately in front of the property which offers a sitting area and attractive flower and shrub borders.

### Parking

There is a parking area with limited space on a first come first served basis.

### Tenure

The property is LEASEHOLD. We understand that the Freeholders are East Devon District Council and the current service charge is approximately £300 per annum.





### Services

All mains services except gas are connected. 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

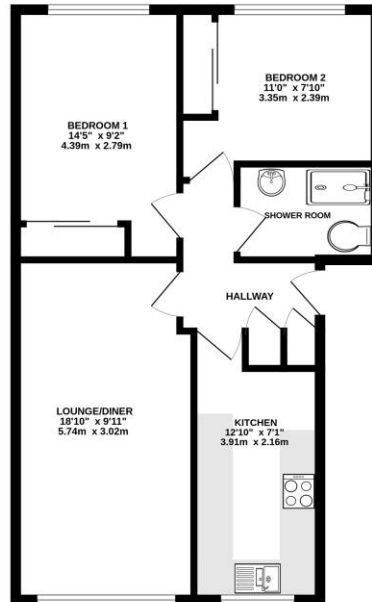
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### Agents Notes

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



FIRST FLOOR

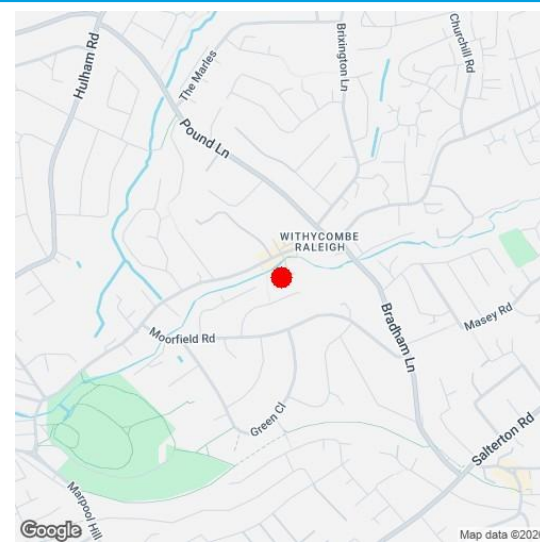
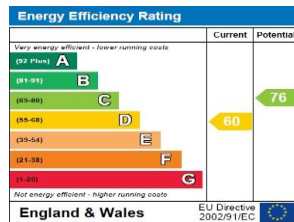


BROOKLYN PARK

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 for 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 Metaplan 12/2016

**Directions**

From our prominent Town Centre office, proceed down Rolle Street, turning right at the roundabout into The Parade. Continue into Exeter Road and take a right hand turning into Withycombe Road, just past The Park Hotel and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road turning right, opposite Jewsons, clearly identified by our For Sale sign.



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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.