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LINKS
ESTATE AGENTS

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Guide Price £170,000
4 Willoughby Close, Exmouth, EX8 5PE



- Very Well Presented Purpose Built Ground Floor Flat • One Double Bedroom • Lounge/Dining Room • Modern Kitchen • Bathroom/WC • Easy To Maintain Sunny Aspect Garden
- Modern Electric Heating And Double Glazing • Allocated Parking Space - NO ONWARD CHAIN



Accommodation

Ground Floor

Double glazed entrance door to:

Lobby

Double glazed window. Built-in cupboard. Glazed inner door to:

Lounge/Dining Room 11'7" (3.53m) x 17'2" (5.23m) Max

Maximum measurement into the dining area. Double glazed window to the front. 3 Electric wall heaters. TV aerial point. Sliding door to:

Kitchen 12'11" (3.94m) x 5'10" (1.78m)

Double glazed window and door to the rear garden. Fitted with a modern range of base cupboard and drawer units with wall mounted units over. Work top surfaces with tiled splash back. Single drainer sink unit. Breakfast bar. Plumbing for washing machine. Space for slimline dishwasher. Space for fridge/freezer. Electric heater.

Inner Hallway

Large built-in storage cupboard. Electric heater. Doors to:

Bedroom 9'3" (2.82m) x 9'3" (2.82m)

Double glazed window to the rear with an open outlook. Built-in airing cupboard. Built-in wardrobe. Electric wall heater.

Bathroom/WC

Modern suite comprising panelled bath. Built-in shower over. Tiled splashback. Pedestal wash hand basin. Tiled splashback. Close-coupled WC. Extractor fan. Heated towel rail.

Externally

To the front of the property is an area of lawn with a pathway to the entrance door and a paved sitting area located adjoining the front of the property. The rear garden is a particular feature of the property and is of a good size and enjoys a sunny aspect. The garden backs onto a green area and is designed with ease of maintenance in mind. A good size composite deck leads down to a lower decked area with the remainder of the garden having a slate chipping covering. Outside water tap. Electric power point. Gate to the rear. Useful garden store.

Allocated Parking

The property has an allocated parking space.

Tenure

The property is LEASEHOLD. We understand the property is held on 999 year lease from 1976. The property pays a peppercorn ground rent.

Services

All mains services except gas 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

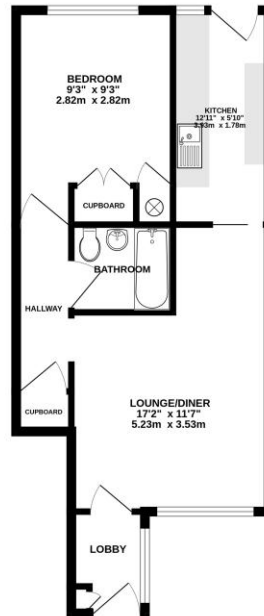
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

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

GROUND FLOOR

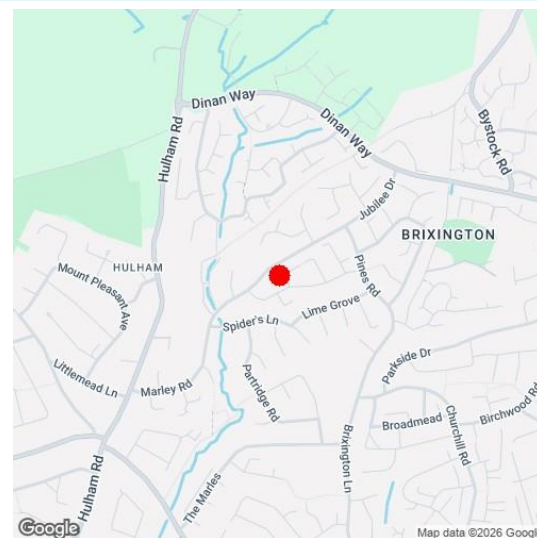


WILLOUGHBY CLOSE

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.
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Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed up the hill turning right into Marley Road. Continue into Jubilee Drive and take the first right turning into Vansittart Drive and then first left into Willoughby Close where the property will be found on the left hand side.



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.