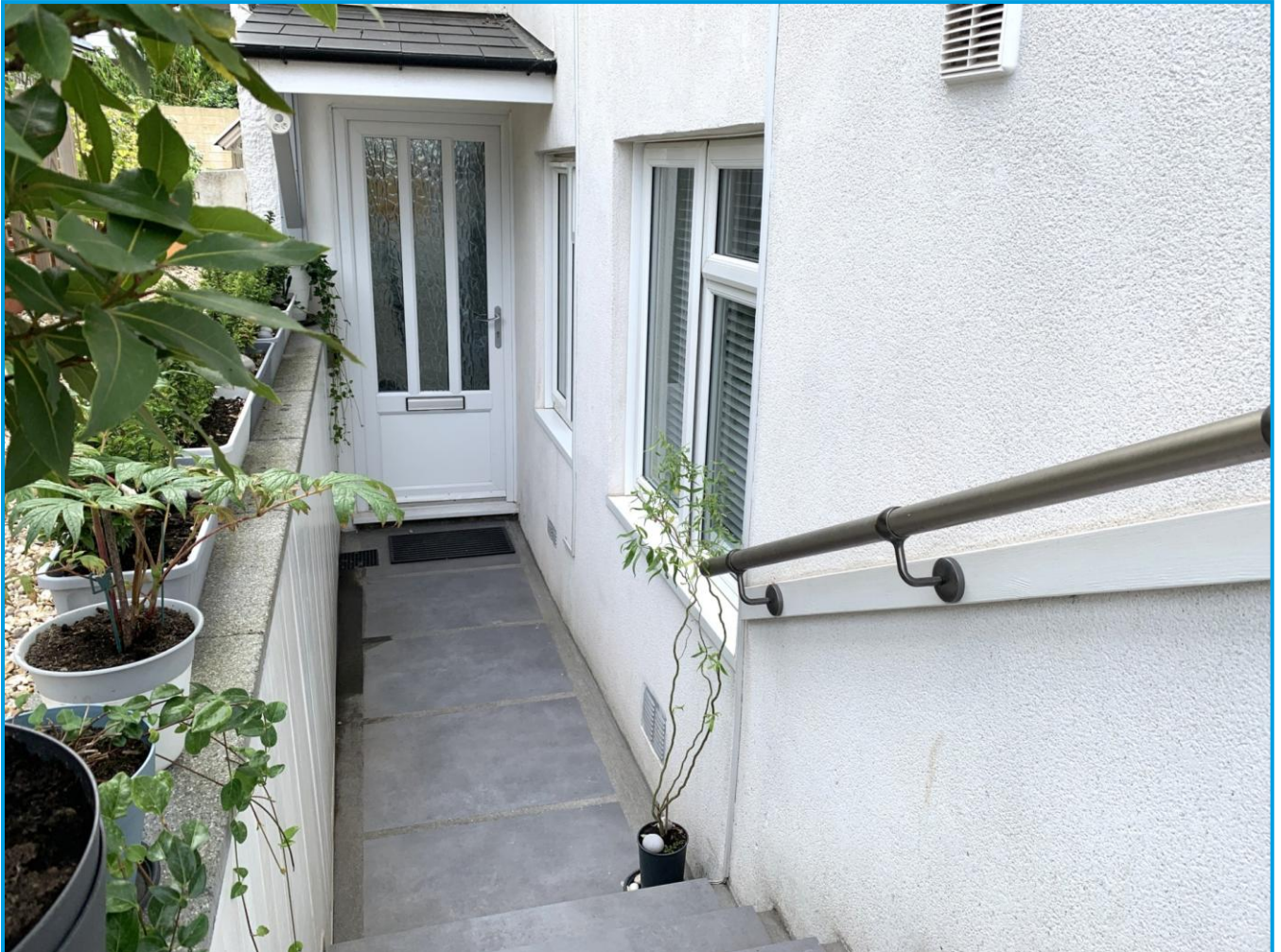


Guide Price £159,950
13a Rolle Road, Exmouth, EX8 2AD



- Immaculate Lower Ground Floor Flat With Own Private Entrance • Gas Central Heating Via Combi Boiler • uPVC Double Glazing • Living Room • Double Bedroom With Double Wardrobe • Modern Fitted Kitchen With Appliances • Modern Fitted Shower Room • Close To Town Centre, Train Station & Seafont • NO ONWARD CHAIN & SHARE OF THE FREEHOLD



Step down to own double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed window to side. LVT flooring. Open to:

Entrance Hall

Useful storage cupboards, including power point, which is ideal for condensing Tumble dryer etc, plus slatted shelving. Radiator. High level electric trip switch fuse box. Sliding doors leading to bedroom and shower room. Open to:

Living Room 11'6" (3.51m) x 11'2" (3.4m)

2 uPVC double glazed windows to side. 2 radiators. LVT flooring. Steps lead up to:

Kitchen 10'9" (3.28m) x 5'5" (1.65m)

Good range of modern fitted cupboard and drawer storage units with roll edged work surface`s and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 2 ring induction hob with electric oven below and filter hood above. Integrated washing machine. The freestanding fridge / freezer etc is included in the sale. LVT flooring.

Bedroom 12'0" (3.66m) x 9'11" (3.02m)

2 uPVC double glazed windows to rear. Built in double wardrobe. Radiator. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.

Shower Room

Modern fitted white suite of triple shower tray with electric shower unit and tiling to ceiling height, Low level WC and wall mounted wash hand basin. Heated towel rail. Extractor fan. LVT flooring.

Externally

The property has an allocated space for bins and there is a small area of Communal garden to the front of the building.





Tenure

The property is LEASEHOLD with a equal share of the Freehold. We understand a new 999 year lease will be granted. Each of the 3 flat owners within the building have an equal say of maintenance, this flat pays 26% of any communal bill on an `as and when` basis. Building Insurance for 2026 was £141, paid in March.

Services

The following services are available - mains gas, electric, water (on a meter) and drainage 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

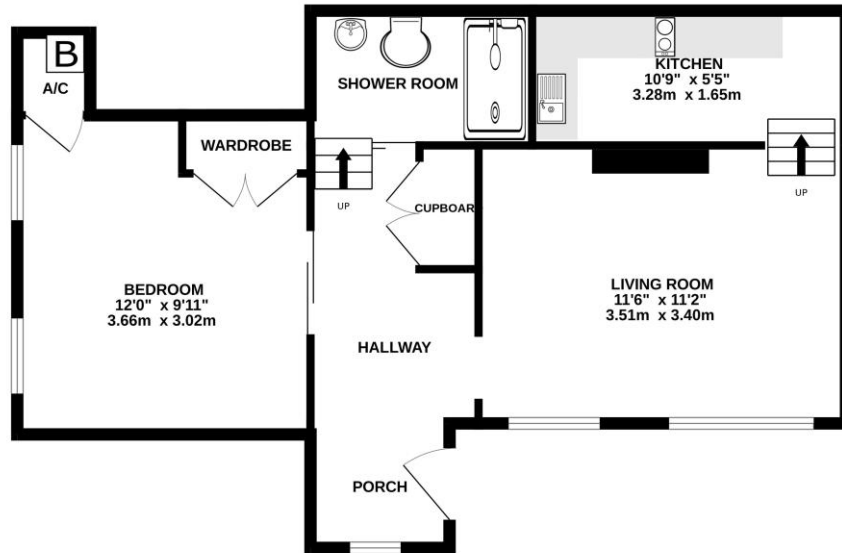
Your home may be repossessed if you do not keep up repayments on your mortgage

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 Notes

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

GROUND FLOOR



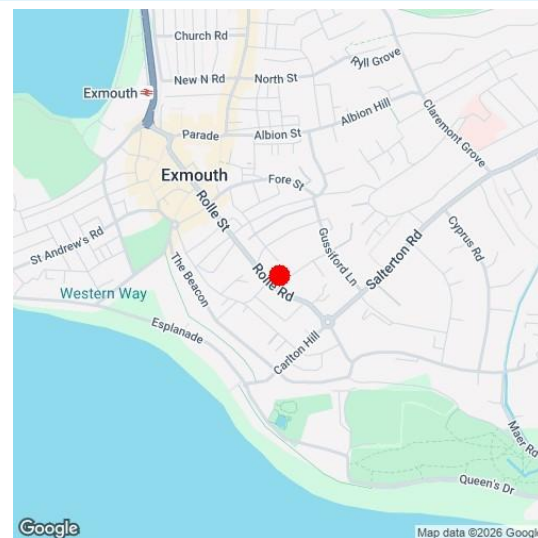
ROLLE ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2025

Directions

Leave Exmouth Town Centre from The Strand via Rolle Street and continue into Rolle Road. The property can be found on your left hand side at the end of Raleigh Road.

Energy Efficiency Rating		Current	Potential
<small>Very 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		64	73
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.