

Guide Price £199,950
7 The Marles, Exmouth, EX8 4NE



- Purpose Built Ground Floor Apartment
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Living / Dining Room With Open Outlook
- Kitchen & Wet Room
- 2 Double Bedrooms (Fitted Wardrobes In Bedroom 1)
- Handy For Local Amenities
- Viewing Recommended



Accommodation

External steps lead up to communal front entrance door leading to:

Communal Hallway

External cupboards that house the electric meter and water meter. Stairs lead to other levels. Own entrance / fire door leading to:

Entrance Hall

Radiator. Smoke alarm. Doors leading to all rooms.

Living / Dining Room 17'0" (5.18m) x 11'5" (3.48m)

Large uPVC double glazed window to rear gaining an open outlook with distant Haldon Hill views. Radiator.

Kitchen 11'11" (3.63m) x 7'9" (2.36m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Electric cooker point. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Useful slatted shelved storage cupboard. Wall mounted gas fire Combi boiler that supplies central heating and domestic hot water.

Bedroom 1 13'7" (4.14m) x 12'10" (3.91m)

uPVC double glazed window to rear gaining and open Outlook. 3 useful fitted wardrobes. Radiator.

Bedroom 2 11'6" (3.51m) x 11'0" (3.35m)

uPVC double glaze window to side. Radiator.

Wet Room

Obscure uPVC double glazed window to front. Wall mounted electric shower with low splash screen and fitted seat. Tiling to ceiling height. Low level WC. Pedestal wash hand basin. Shaver socket. Radiator.





Externally

Hillside Court has various areas of Communal Grounds and Bin Store.

Parking

Within Hillside Court there are various garage block's. These can be rented via the Freeholder on an `as and when` basis, some garages have driveway as well.

There is ample on street parking with The Marles

Tenure

The property is LEASEHOLD. A 151 year lease was granted in June 1993. An annual Ground Rent of £250 where the current vendor pays £125 every 6 months. Combined Service Charge & Buildings Insurance of £120 per calendar month.

Services

All mains services are connected. The property is on a water meter. 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

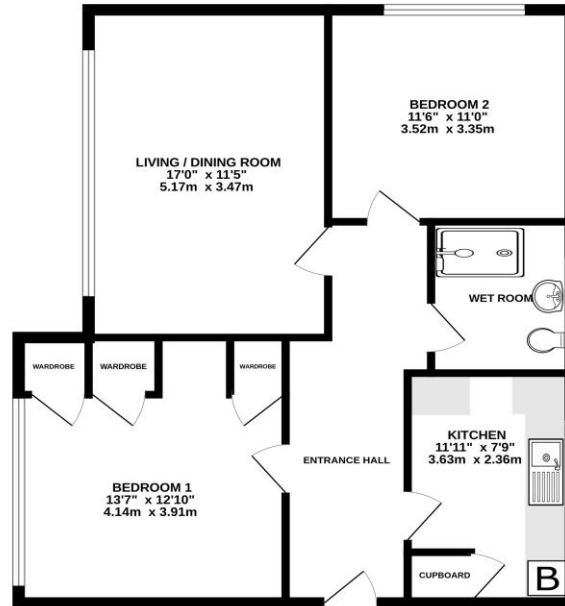
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note that the apartment is on the ground floor, but the building is accessed via externally steps. These are draft particulars and are awaiting vendors verification.

GROUND FLOOR



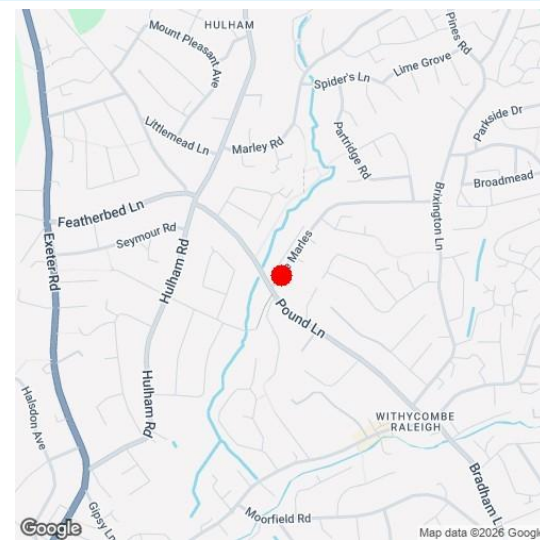
THE MARLES, EXMOUTH

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 errors or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary), pass Withycombe Rugby club, then take the third right onto Pound Lane. Take the second left onto The Marles. The entrance to Hillside Court is on the left.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-58) F	
(1-20) G	76
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.