

01395 222350

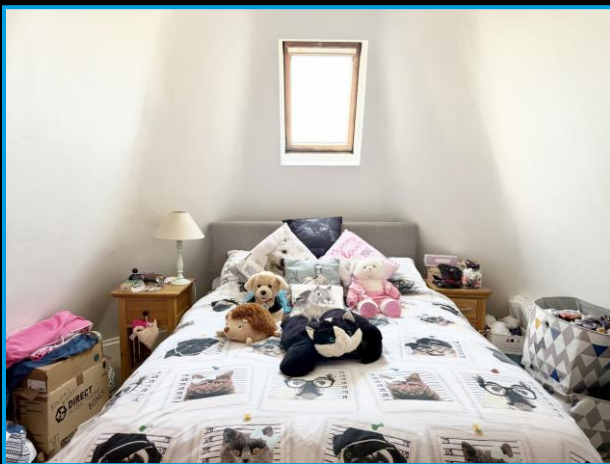
**LINKS**  
ESTATE AGENTS

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**Guide Price £140,000**  
**Flat 3, 34 Withycombe Road, Exmouth, EX8 1TG**



- Top Floor Flat Close To The Town Centre • 2 Bedrooms • Lounge/Dining Room
- Kitchen With Oven And Hob • Bathroom/WC With A White Suite • Electric Heating
- Parking Space • Share Of The Freehold



### Ground Floor

Steps leading to the communal entrance door with remote entry system leading to communal hallway and stairs to:

### First Floor

Private entrance door to stairs leading to second floor.

### Landing

Velux window to the rear. Remote entry system. Built-in storage cupboard. Airing cupboard. Doors to:

### Lounge/Dining Room 19'6" (5.94m) x 11'4" (3.45m)

Part sloping ceilings. Velux windows to the front and rear providing some distant views towards the River Exe estuary. Telephone point. Electric heater. Door to:

### Kitchen 10'10" (3.3m) Max x 7'0" (2.13m)

Part sloping ceiling. Velux window to the front. Ceramic sink. Work top surfaces with tiled splash back. Integrated electric oven and 4 ring electric hob with cooker hood over. Base cupboard and drawer units. Eye level units. Plumbing for washing machine.

### Bedroom 1 16'1" (4.9m) Max x 11'0" (3.35m) Max

An irregular shaped room due to the turret feature of the main roof of the building. Velux window to the front. Electric heater.

### Bedroom 2 12'9" (3.89m) Max x 9'6" (2.9m)

L- shaped. Velux window to the rear. Electric heater.

### Bathroom/WC

White suite comprising panelled bath with tiled splash back. Mira electric shower over. Pedestal wash hand basin with tiled splash back. Low level WC. Extractor fan. Heated towel rail.

### Externally

Flat 3 benefits from having a PARKING SPACE located to the rear of the property.

### Tenure

The agents understand the property is LEASEHOLD and benefits from having a one third share of the freehold. Maintenance and service charges are to be confirmed.

### Services

All mains services EXCEPT GAS are connected. Council Tax Band A



### **Mortgage Assistance**

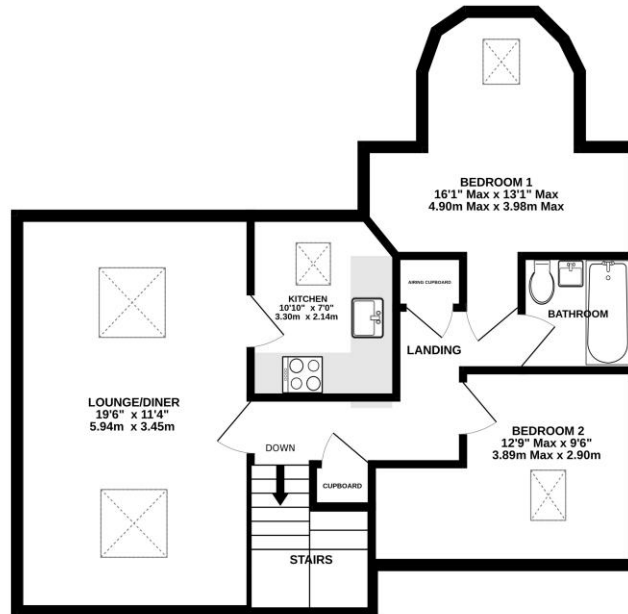
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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 they are awaiting vendors verification.

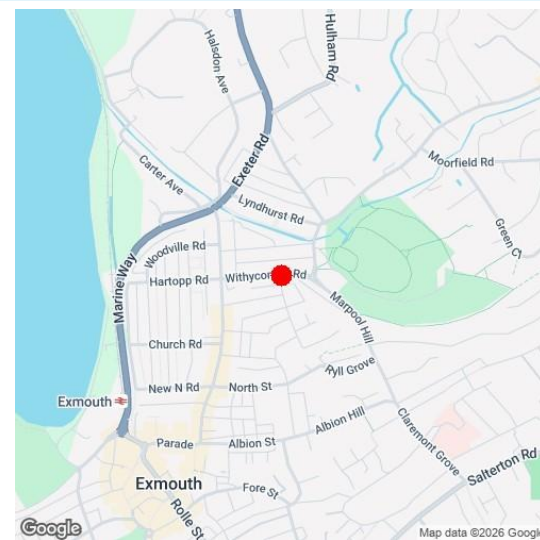


While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as 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, turn right down Rolle Street and take a right hand turning at the roundabout into the Parade. Continue into Exeter Road and take a right hand turning into Withycombe Road, where the property can be found on the right hand side on the corner of Madeira Villas.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(27-39) A			
(40-49) B			
(50-59) C			
(60-69) D		65	66
(70-79) E			
(80-89) F			
(90-100) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.