

01395 222350

**LINKS**  
ESTATE AGENTS

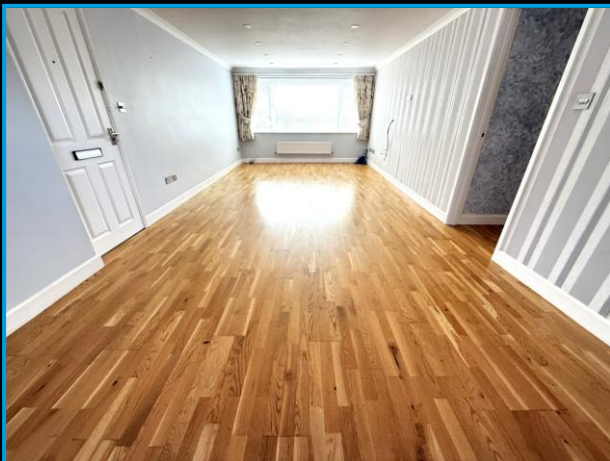
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**Price £189,950**

**3 Hillside Court, The Marles, Exmouth, EX8 4NE**



• 2 Double Bedroom, Purpose Built Flat Finished To A High Standard • Gas Centrally Heated & uPVC Double Glazed • Large Dual Aspect Living/Dining Room • High Specification Kitchen With Integrated Appliances • 2 Double Bedrooms With Built In Storage • Shower Room Finished To A High Standard • Early Internal Viewing Advised • Immaculate Throughout



### Communal Entrance Door

Steps leading down to the ground floor.

### Ground Floor

#### Communal Entrance Hall

Access to a good sized storage cupboard that allows for a space for a tumble dryer and also houses both the gas and electric meters and also the trip switch fuse box. Front entrance door, with a spy hole, leading to:

#### Living/Dining Room 25'1" (7.65m) x 11'6" (3.51m)

High level window to front and a large window to rear, that allows for natural light to flood in to the property.

Engineered Oak flooring. TV point. 2 x radiators. Inset LED ceiling lights. Coved ceiling. Ample space for a good size dining table and chairs. Oak, part glazed door leading to:



#### Inner Hallway

Engineered oak flooring. Oak door to a useful airing cupboard that has a small radiator and shelving. Inset LED ceiling lights. Wall mounted thermostat. Oak doors leading to both bedrooms, the shower room and a door way to:

#### Kitchen 10'5" (3.18m) x 7'11" (2.41m)

Window to rear. A high quality kitchen finished to an extremely high standard with soft close, gloss grey, floor standing and wall mounted cupboard and drawer storage units with stunning quartz work surfaces and matching up stands above. Inset 'Franke' stainless steel single bowl sink with a drainer area to the side and a mixer tap above and a 'Quooker' tap (instant boiling water). Built in 'Neff' induction hob with a 'Neff' electric oven below and an extractor hood above. Integrated washing machine. Built in microwave. The freestanding fridge / freezer in situ is included in the sale. LED strip lighting to plinths, pelmets and overhead that helps to create ambient lighting. Engineered oak flooring. Wall mounted, concealed, gas fired, combi boiler that supplies the gas central heating and the domestic hot water. Inset LED ceiling lights.



#### Bedroom 1 11'5" (3.48m) x 10'8" (3.25m)

Window to rear. Radiator. TV point. Inset LED ceiling lights. Good sized built in wardrobe with double doors, hanging rail, storage shelving and an door activated automatic LED lighting.

#### Bedroom 2 11'5" (3.48m) x 9'2" (2.79m)

Window to side. Radiator. Built in wardrobe with a hanging rail and shoe storage shelving. Telephone point.



#### Shower Room

Obscure glazed window to side. A high quality shower room that is, again, finished to a very high standard and that has attractive, fully tiled walls and flooring. Large walk in shower with a thermostatically controlled shower above, separate shower head attachment and a splash screen. There is also a storage recess shelf in the shower area with LED lighting, activated via a sensor. Wall hung, hidden cistern 'Roca' WC. Wall hung 'Roca' wash hand basin. Heated towel rail.



### Externally

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

### Parking

Within Hillside Court there are various garage blocks. 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. We understand there are approximately 92 years remaining on the lease. An annual Ground Rent of £250. Combined Service Charge & Buildings Insurance of £120 per calendar month.

### Services

All mains and services are connected. Council Tax Band B. The property is on a water meter.

### 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

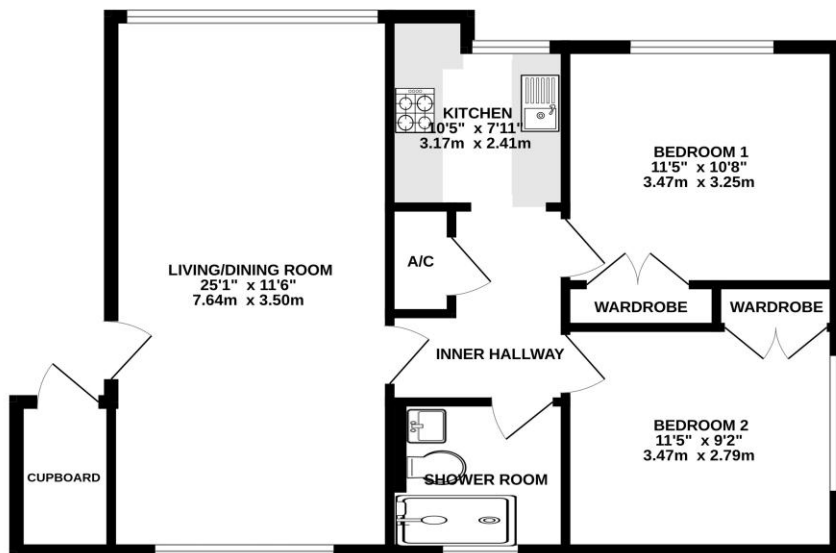
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. Please note, there are steps in the communal area that lead down to the property - despite it being on the ground floor.

## GROUND FLOOR



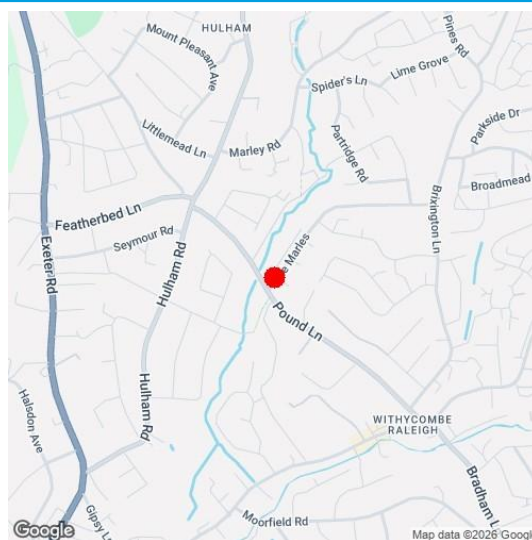
HILLSIDE COURT, THE MARLES

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 misstatement. This plan is for illustrative purposes only and should be used as a guideline only 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, 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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>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](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.