

**Guide Price £220,000**

**Flat 2, 32 Danby Terrace, Exmouth, EX8 1QS**



- Updated 2 Double Bedroom Maisonette • Handy for Town, Train Station, Parks & Seafront
- uPVC Double Glazing & Electric Heating • Bay Fronted Living Room, Modern Fitted Kitchen
- First & Second Floor Double Bedrooms • First Floor Cloakroom, Second Floor Shower Room
- Parking Space To Rear • Freehold To Building - NO ONWARD CHAIN



## Accommodation

### Ground Floor

Communal front entrance door for the 2 properties, each with doorbell, leading to:

### Communal Hallway

Main entrance door leading to:

### Entrance Porch

High level electric meter and trip switch fuse box.  
Staircase rising to:

### First Floor

### Half Landing

Stairs rising to landing. uPVC double glazed window to rear. Wooden flooring. Door leading to kitchen and:

### Cloakroom

uPVC double glazed window to side. Modern fitted white suite of low level WC and wall mounted wash hand basin. Extractor fan. Inset ceiling light. Wooden flooring.

### Kitchen 8'7" (2.62m) x 7'10" (2.39m)

uPVC double glazed window to rear. Modern fitted cupboard and drawer storage units with roll edged work surfaces. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring Neff hob with electric oven below and filter hood above. The washing machine in situ is included in the sale. Wall mounted electric convector heater. Access to loft storage area. Inset ceiling lights. Wooden flooring.

### Landing

Wall mounted electric convector heater. Inset ceiling lights. Smoke alarm. Doors leading to bedroom and:

### Living Room 14'10" (4.52m) Into Bay x 13'5" (4.09m)

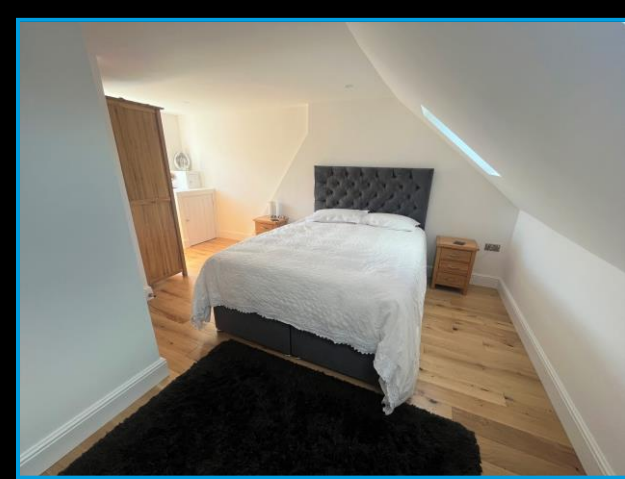
Walk - in uPVC double glazed bay window to front. Wall mounted electric convector heater. Useful under stairs storage cupboard. Door leading to lobby.

### Bedroom 2 10'4" (3.15m) x 10'4" (3.15m)

uPVC double glazed window to rear. Wall mounted electric convector heater.

### Lobby

uPVC double glazed window to front. Staircase rising to 2nd floor.



## Second Floor

### Landing

Wooden flooring. Smoke alarm. Inset ceiling light. Doors leading to shower room and:

### Bedroom 1 17'2" (5.23m) Max x 12'6" (3.81m) Max

Dual aspect having 2 Velux windows to front and uPVC double glazed window to rear that gains Exe estuary and Haldon Hill views to the side. Access to eaves storage space. Wooden flooring. Cupboard housing the hot water tank. Wall mounted electric convector heater. Inset ceiling lights.

### Externally

The area of garden to the rear of the building belongs to this property with the ground floor apartment having `right of way` to their rear door. There is also:

### Parking

There is 1 off road parking space to the rear of the building.

### Tenure

The property is FREEHOLD and, therefore, owns the freehold to the building with the ground floor flat having a 99 year lease granted in 1975. Any maintenance is split 50 / 50 with the ground floor apartment, on an `as and when` basis.

### Services

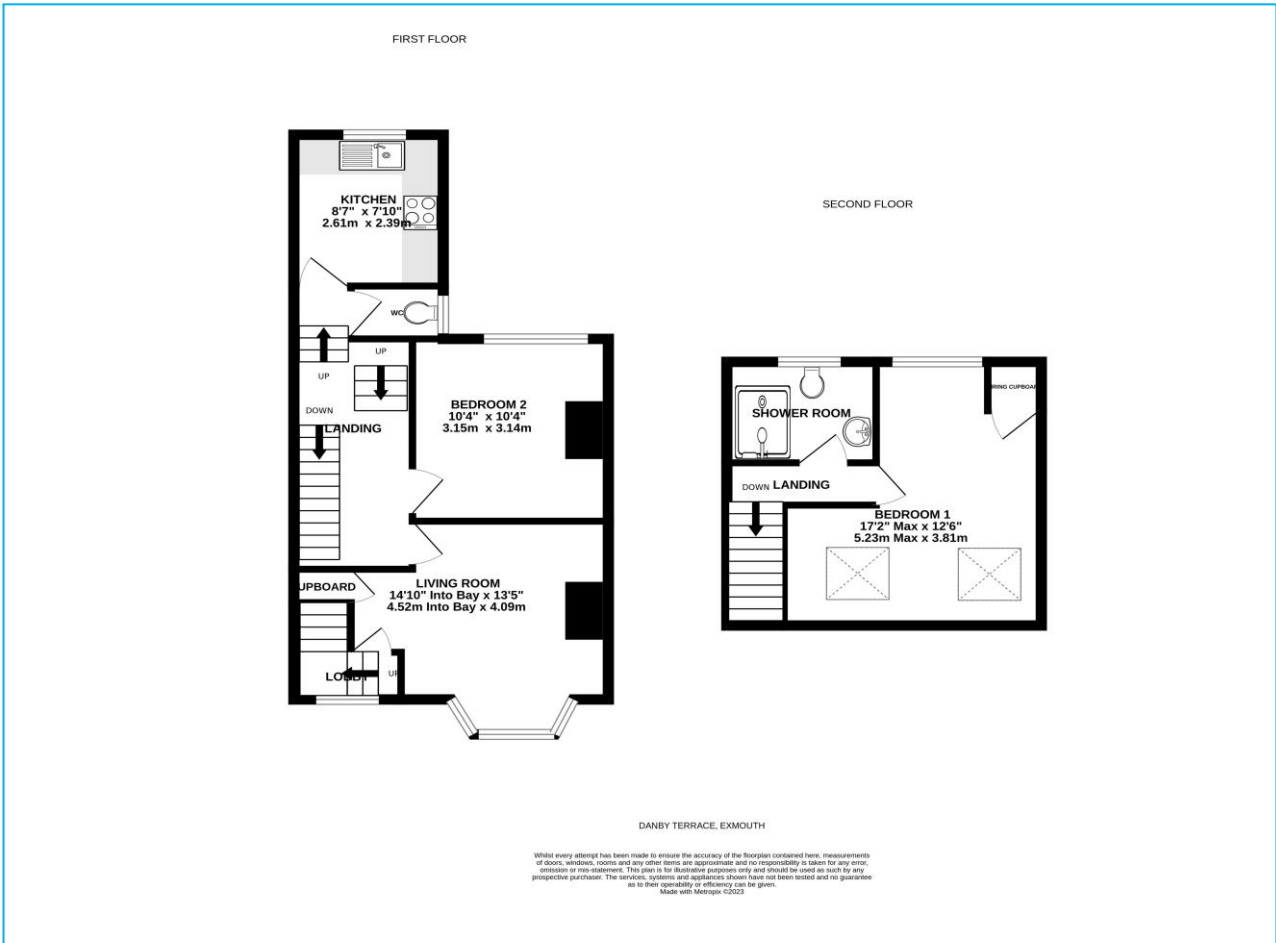
Mains Water, Drainage and Electricity are connected. The property is on a water meter. Council Tax Band A

### 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

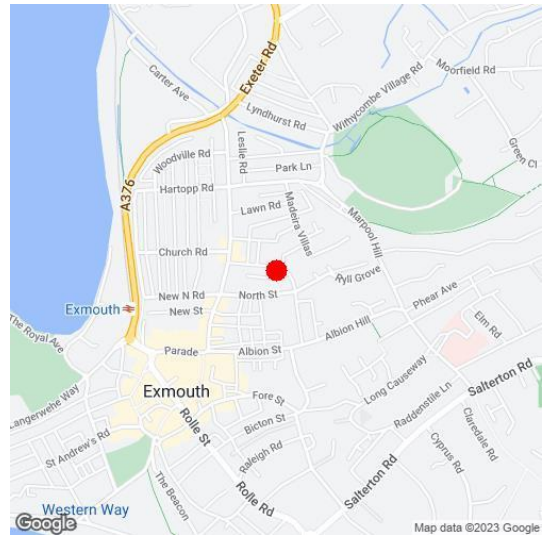
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**Directions**

From our prominent Town Centre office, on foot, proceed through The Magnolia shopping centre and into Exeter Road. walk past The Library and take the second right into Danby Terrace where the property will be found towards the end on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
<b>A</b> (92-100)	<b>71</b>
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
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.