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LINKS
ESTATE AGENTS

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Guide Price £209,950

87 Fore Street, Exmouth, EX8 1HY



- Self Contained Ground Floor Flat • Walking Distance Of Town & Train Station
- Gas Central Heating & Double Glazing • Living / Dining Room • Modern Fitted Kitchen
- 2 Bedrooms & Modern Fitted Bathroom • Ideal Investment Opportunity • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to own front entrance door, with outside lighting, leading to:

Entrance Hall

Obscure uPVC double glazed external door leading to rear. Radiator. Airing cupboard housing the gas fired boiler and hot water tank. Wall mounted central heating thermostat. Cupboard housing the electric meter and trip switch fuse box. Smoke alarm. Access to loft storage space. Open to inner hallway, doors leading to kitchen, bedroom 2, bathroom and:

Living / Dining Room 20'9" (6.32m) Max x 14'7" (4.45m) Max

2 uPVC double glazed windows to front. 2 radiators. Serving hatch to kitchen.

Kitchen 13'11" (4.24m) x 7'7" (2.31m)

uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator.

Inner Hallway

Access to useful shelved storage cupboard. Smoke alarm. Door leading to:

Bedroom 1 10'5" (3.18m) x 10'2" (3.1m)

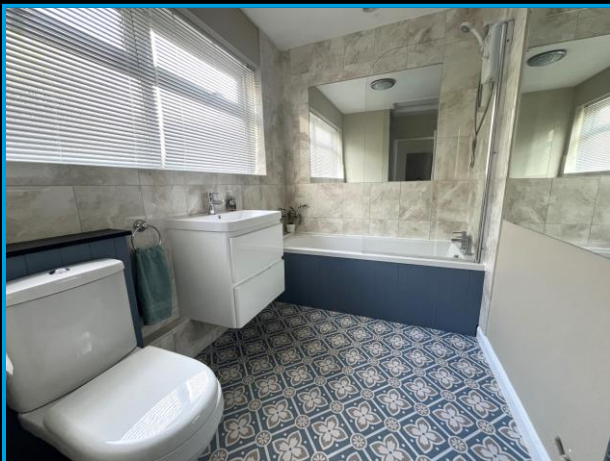
2 uPVC double glazed windows to front. Radiator. Access to walk in storage room with obscure uPVC double glazed window to side.

Bedroom 2 10'5" (3.18m) x 7'6" (2.29m)

uPVC double glazed window to front. Radiator.

Bathroom

obscure UPVC double glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over and tiling to ceiling height, low level WC and vanity wash hand basin. Heated towel rail. Access to loft storage space.



Externally

To the rear is a small patio area where a neighbouring property has right of access to their outside storage cupboard.

Tenure

We understand the property has the Freehold to the building. We understand the lease term for each flat is 99 years from 24 March 1975. The annual Ground Rent is £30 payable in April to the vendor as the Freeholder. The annual buildings insurance for the whole building is in the region of £496.95 and is divided equally between the two flats. There are currently no service charges set up.

Services

All mains services are connected. 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

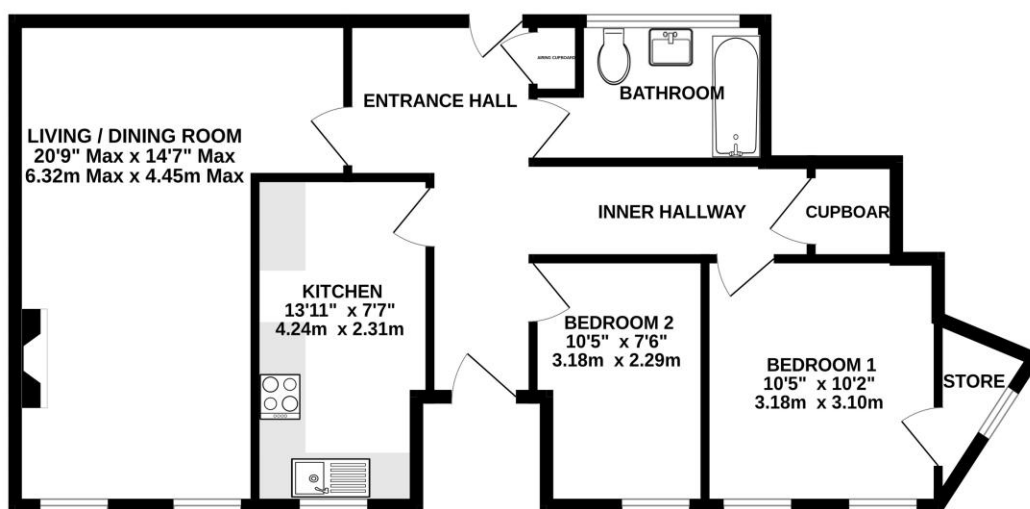
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



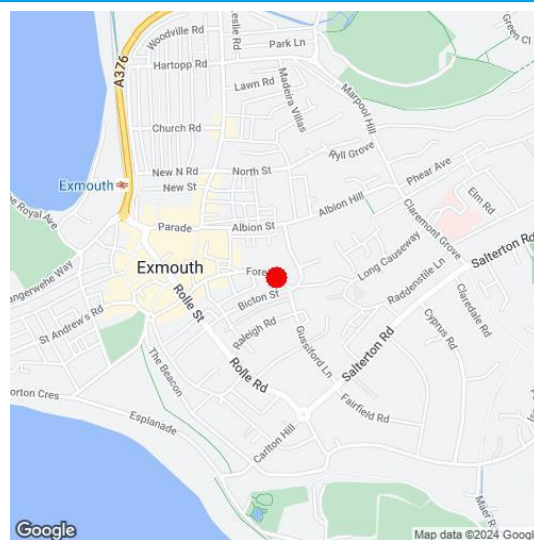
FORE STREET, EXMOUTH

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 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.
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Directions

On foot, from our prominent Town Centre office, turn right into Fore Street. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G Not energy efficient - higher running costs	
62	74
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.