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LINKS
ESTATE AGENTS

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Guide Price £295,000

Flat 4, 7 Morton Crescent, Exmouth, EX8 1BE



- 1 Double Bedroom First Floor Apartment On Exmouth Sea Front • Stunning Views • Double Glazed • Bay Fronted Living Room With View, Small Internal Study • Kitchen / Breakfast Room • Bedroom With Views. Shower Room • Front Garden That Adjoins The Esplanade • Long Lease. Share Of Freehold. NO ONWARD CHAIN



Steps lead up to a communal front entrance door that provides access to:

Ground Floor

Communal Entrance Vestibule

Communal post boxes. Part glazed door leading to:

Communal Entrance Hall

Staircase rising to all floors, including:

First Floor

Landing

Front entrance door leading to:

Entrance Hall

Smoke alarm. Useful storage cupboard with additional storage above. Trip switch electric fuse box. Doors leading to the lobby/shower room, kitchen/breakfast room, study, bedroom and:

Living Room 14'1" (4.29m) Into Bay x 12'2" (3.71m) Max

Large walk in bay window to front with stunning views of the sea, across to Dawlish and of the South Devon coastline. Electric fireplace. High ceilings.

Study 8'2" (2.49m) Plus Recess x 6'1" (1.85m) Plus Recess

A small study area that has been created from the living area which also provides access to a raised storage/mezzanine area. High ceilings.

Kitchen/Breakfast Room

Window to the rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in five ring electric hob. Electric cooker point. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Inset stainless steel single bowl sink with mixer tap above. Small space for a small breakfast table and chairs. Concealed, wall mounted multi point boiler.

Bedroom 16'5" (5m) Max x 8'8" (2.64m) Max

Window to front that, again, benefits from stunning views of the Sea and the South Devon coastline. Built in storage to two walls, including wardrobes and overhead storage cupboards.

Lobby

Door leading to a useful storage cupboard that has a light connected and a door leading to a:

Shower Room

Fitted white suite comprising of a walk in shower quadrant that has an electrically controlled shower, splash screen door, splash back to ceiling height and a shower seat. Concealed cistern WC with storage above. Vanity wash hand basin with storage cupboards below. Wall mounted electric heater.

Externally

Front Garden

To the front of the property is an area of garden that belongs SOLELY to the apartment being sold. The garden is predominantly laid to a central lawn with attractive shrub beds to all sides that help to provide year round colour and interest. Walled boundary to the front. Evergreen boundaries to both sides. A paved pathway provides access, via a floodgate, onto the Esplanade adjoining the sea front. Small paved area that leads to



a small timber store. To the front of the garden, the property has the benefit of :

Parking

Space for off road parking for one vehicle

Tenure

The property enjoys 1/3 share of the FREEHOLD to the building. The property is also held on a 999 year lease from 2015. The garden is held on a separate title and is LEASEHOLD - held on the same term as the apartment. Service charge is £50 pcm and this covers communal cleaning, buildings insurance and a proportion is added to a sinking fund. Ground rent is peppercorn. Maintenance is 1/6th share of the overall cost, on an ad hoc basis.

Services

Mains electric, water and sewage connected. Council tax band B

Mortgage Assistance

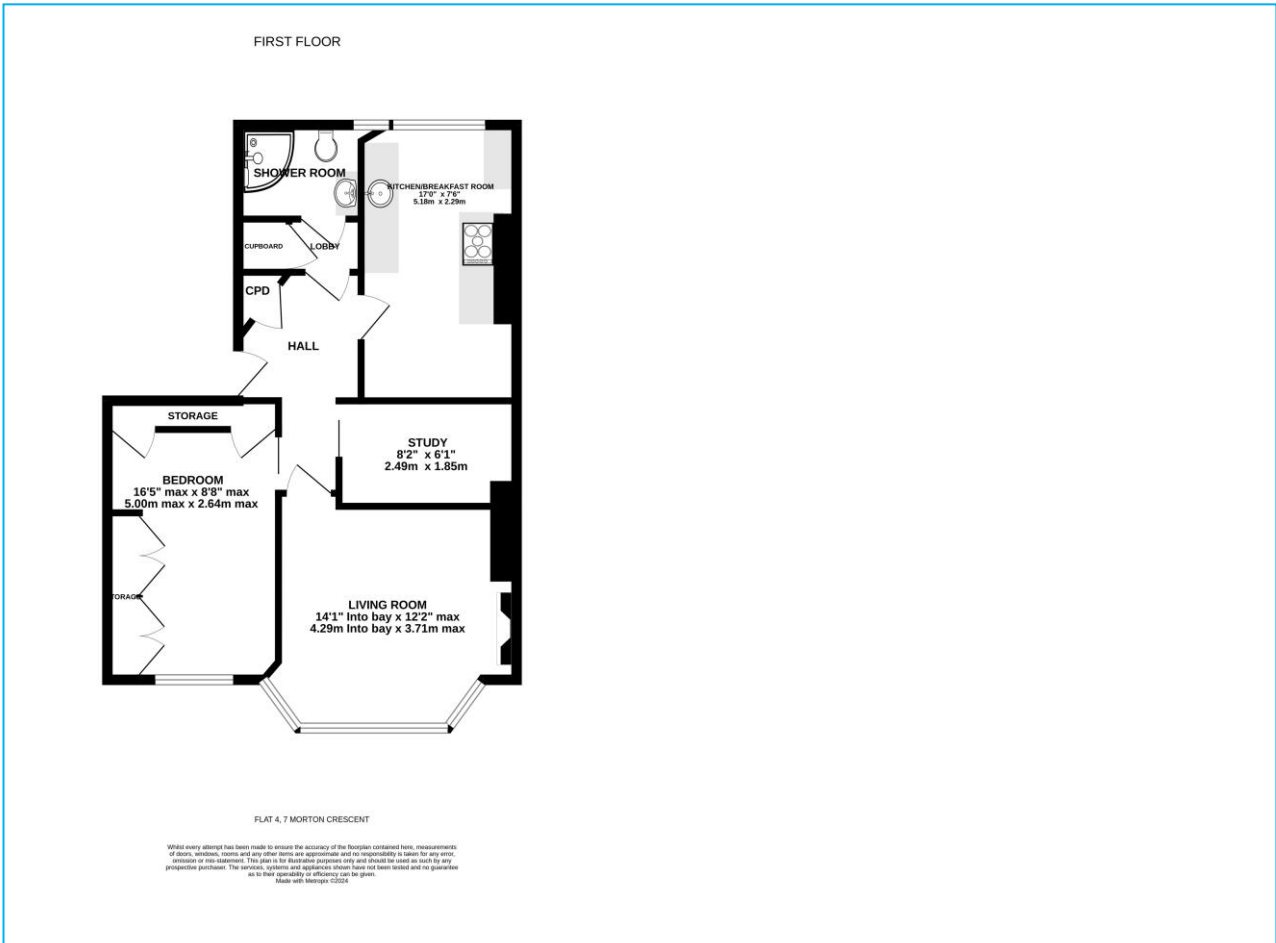
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

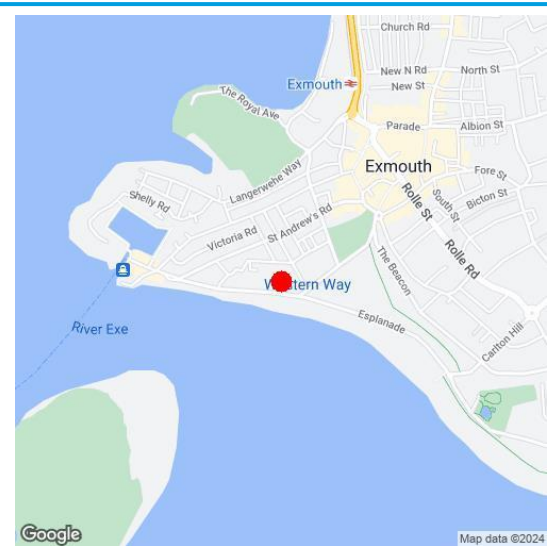
Please note, these are draft particulars and they are awaiting vendors verification



Directions

From our prominent Town centre office, on foot, proceed across Rolle Street and into High Street. Walk around or through Manor Gardens towards the Seafront. proceed across Imperial Road with Alexandra Terrace on your right. The property will be found on the corner of Morton Road, clearly identified by

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
53	78
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.