

**Guide Price £225,000**  
**28a Albion Street, Exmouth, EX8 1JJ**



- Well Presented & Self Contained Maisonette • Walk To Town Centre, Train Station & Seafrost
- Gas Central Heating & Double Glazing • Open Plan Living / Dining Room / Kitchen
- 2 Double Bedrooms & Bathroom • Own Courtyard Garden • Possibly An Ideal First Time Purchase
- Viewing Recommended



## Accommodation

### Ground Floor

Step up to own front entrance door leading to:

#### Entrance Porch

Exposed floorboards. High level cupboard that houses the electric meter and fuse box. Staircase rising to first floor.

### First Floor

#### Half Landing

Staircase rising to landing. Radiator. Door leading to:

#### Bathroom

Obscure uPVC double glazed window window to rear. White suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Wall mounted wash hand basin. Heated towel rail,

#### Landing

Staircase rising to second floor. Door leading to:

**Living / Dining Room / Kitchen 23'11" (7.29m) Max x 16'8" (5.08m) Max**

**Living / Dining Area 16'8" (5.08m) x 11'2" (3.4m)**

uPVC double glazed bay window to front. Radiator. Laminate flooring. Open to:

**Kitchen 12'2" (3.71m) x 9'8" (2.95m)**

uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with worksurface and matching up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Further space for freestanding fridge / freezer etc. Focal point of exposed brick fireplace feature. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Laminate flooring.

### Second Floor

#### Half Landing

uPVC double glazed window to rear. Stairs rising to:

#### Landing

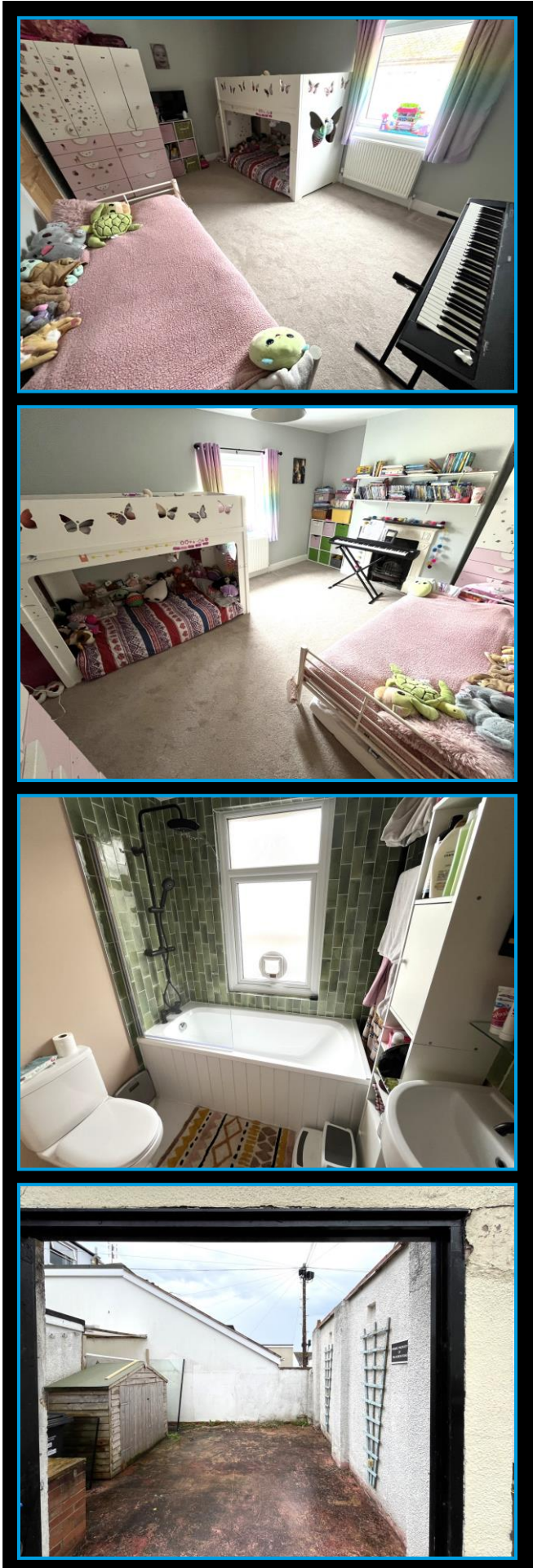
Access to loft storage space. Doors leading to:

**Bedroom 1 16'7" (5.05m) x 11'2" (3.4m)**

uPVC double glazed window to front. Radiator. Focal point of cast iron ornate fireplace.

**Bedroom 2 12'3" (3.73m) x 8'5" (2.57m) Plus Recess**

uPVC double glazed window to rear gaining views of the River Exe and Haldon Hills. Cast iron fireplace feature. Radiator. Built - in storage cupboard with hanging rail and shelving.



### Externally

The property further benefits for a Courtyard garden to the rear of the property, ideal for outdoor sitting and dining during the fine weather.

### Tenure

The property is LEASEHOLD and we understand the Freeholder is the owner of the ground floor flat. we understand there are approximately 113 years remaining on the lease. Combined Ground rent & Buildings Insurance of c. £180 per annum. Maintenance is split 50 / 50 with the ground floor flat on an `as and when` basis.

### Services

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

### Mortgage Assistance

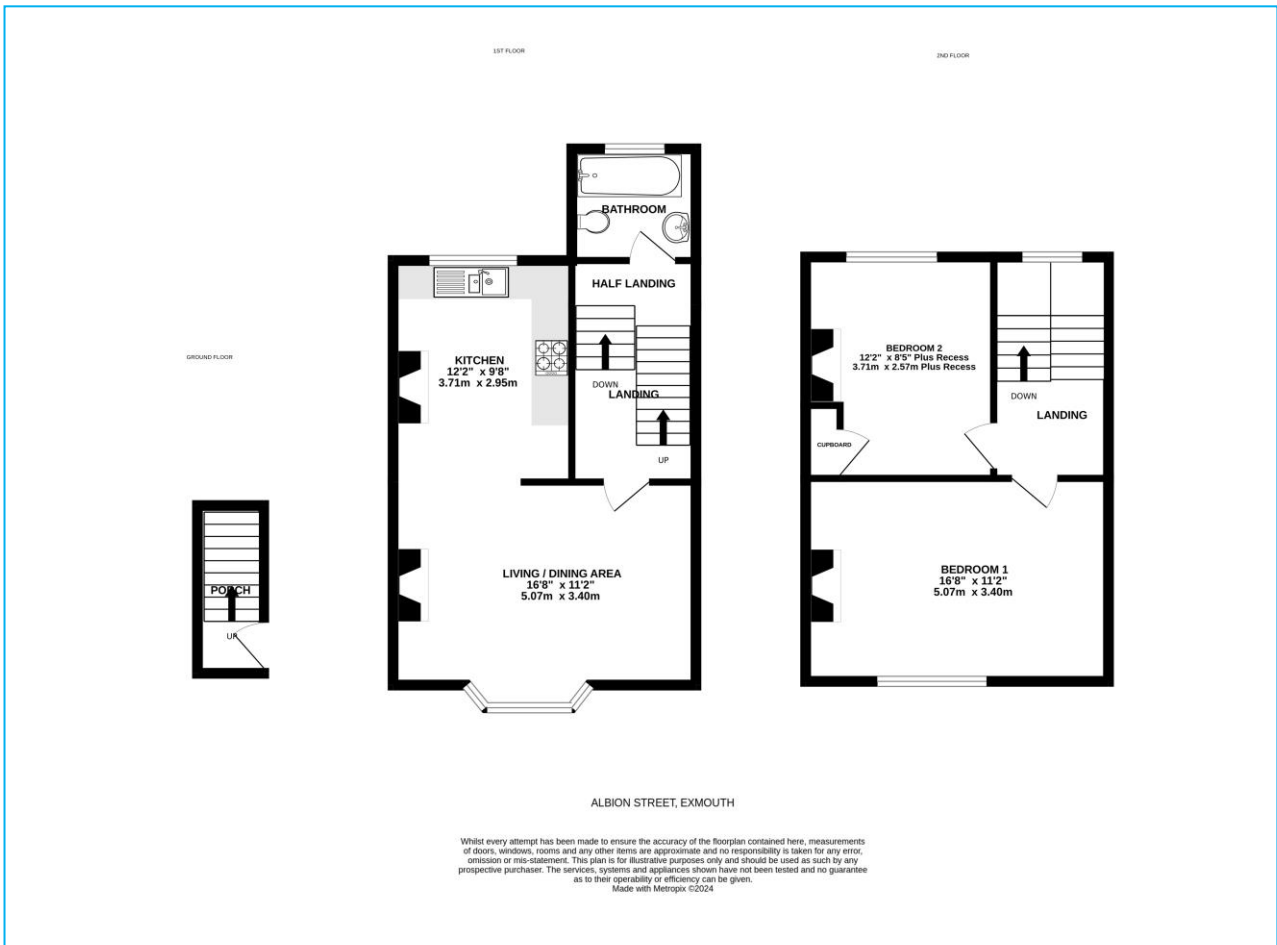
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Agents Note

These are draft particulars and are awaiting vendors verification

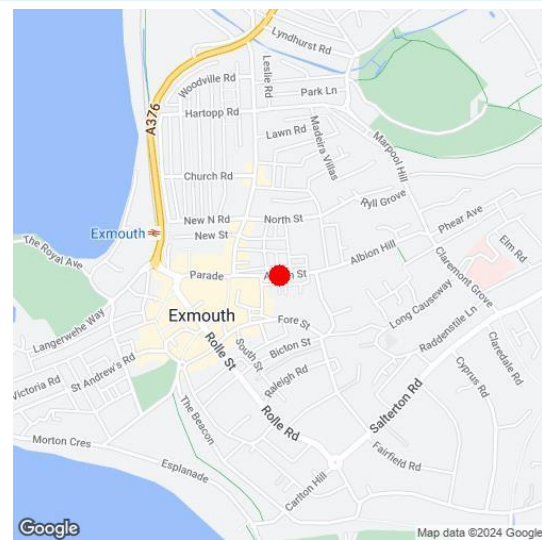


**Directions**

From our prominent Town Centre office, on foot, walk through the Magnolia shopping centre, turning right and walking up Albion Street. The property will be found on the left hand side, on the corner with Charles Street.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	86

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](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.