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**LINKS**  
ESTATE AGENTS

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**Guide Price £120,000**  
**6 Montpellier Court, Exmouth, EX8 1JP**



- 1 Double Bedroom First Floor Apartment • Located Close To Town Centre & Train Station • Gas Centrally Heated & uPVC Double Glazed • Bay Fronted Living With Access To Kitchen • Double Bedroom With View • Bathroom With A Fitted White Suite • Allocated Parking Space • Attractively Priced. NO ONWARD CHAIN



Fully glazed front entrance door, with courtesy lighting leading to:

#### **Communal Hallway**

Window to front. Communal post boxes. Staircase rising to the first floor.

#### **First Floor**

#### **Landing**

Part glazed door leading to:

#### **Inner Lobby**

Door leading to:

#### **Entrance Hall**

Useful storage cupboard that has a hanging rail that has a wall mounted coat hooks, a rail and that also houses the electric trip switch fuse box. Entry phone. Doors leading to the bedroom, bathroom and:

#### **Living Room 13'3" (4.04m) x 11'9" (3.58m)**

A lovely room that has a large walk in bay window to the front that allows for a lot of natural light. Radiator. Wall mounted thermostat. Folding doors leading to:

#### **Kitchen 9'4" (2.84m) x 3'10" (1.17m)**

Floor standing and wall mounted cupboard and drawer storage units with edged and tiled splash back above. Built in four ring gas hob with an electric oven below and extractor hood above. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Space and plumbing for a washing machine. Space for an under counter fridge. Wall mounted gas fired combi boiler that supplies the gas central heating and domestic hot water.

#### **Bedroom 10'6" (3.2m) x 8'5" (2.57m)**

Window to front with views over the town centre of the estuary and the hill beyond. Radiator.

#### **Bathroom**

Fitted white suite comprising of a panelled bath that has tiled splash backs to splash prone areas, a splash screen and shower attachment. Low level WC. Pedestal wash hand basin. Shaver light and socket. Extractor fan. Radiator.

#### **Externally**

The property has use of the communal grounds that are very well kept and extremely clean, comprising of mature trees and shrubs, as well as various raised shrub beds to help provide year round colour and interest. Communal drying area, bin store, shared storage room (suitable for bicycle storage) and external meter boxes.

#### **Allocated And Visitor Parking**

The property has its own allocated parking space to the front of the property located close the communal entrance door. There is also visitors parking available.

#### **Tenure**

The property is LEASEHOLD. The property is held on a 125 year lease from 1995. The property also enjoys a 1/23 share of the the FREEHOLD to the building. The appointed management company is Bradleys. Annual service charge £2,280.00. The service charge covers buildings insurance, communal grounds maintenance and a contribution to a sinking fund.

#### **Services**

All mains and services are connected. 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

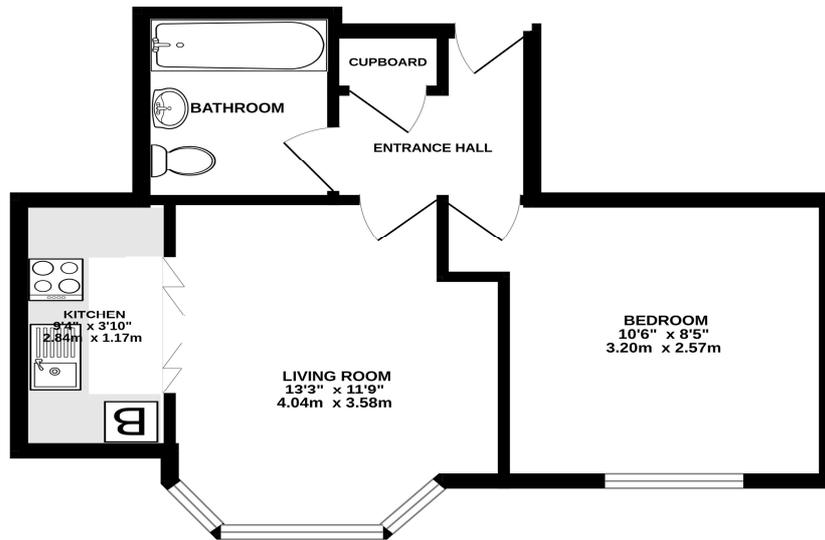
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### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. Sorry no short term lets and no pets allowed at the development.



FIRST FLOOR



6 MONTPELLIER COURT

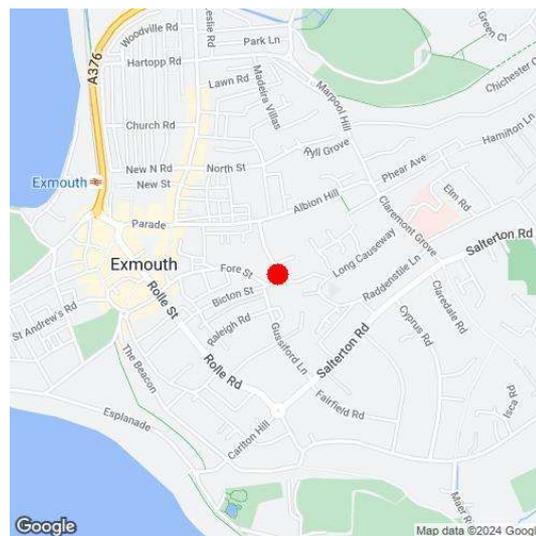
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**

From our prominent town centre office, turn right and head up Church Street and continue into Fore Street. Take a left hand turning at the junction and then immediately left again in Montpellier Road. The property will be found immediately on the right hand side, up the driveway to Montpellier Court

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Not energy efficient - higher running costs</small>	
73	76

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.