

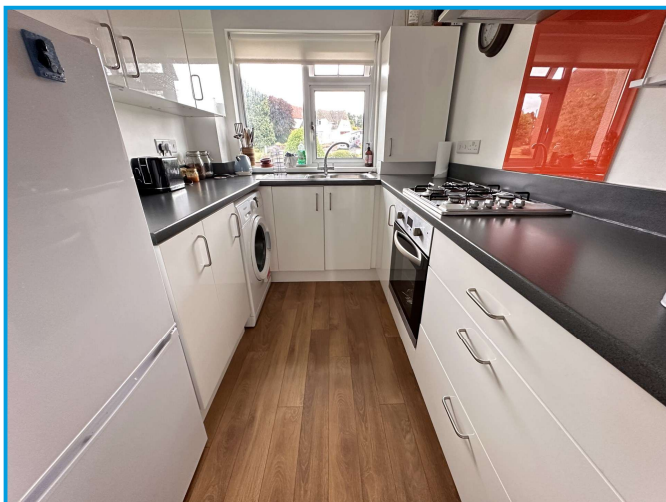
01395 222350

LINKS
ESTATE AGENTS

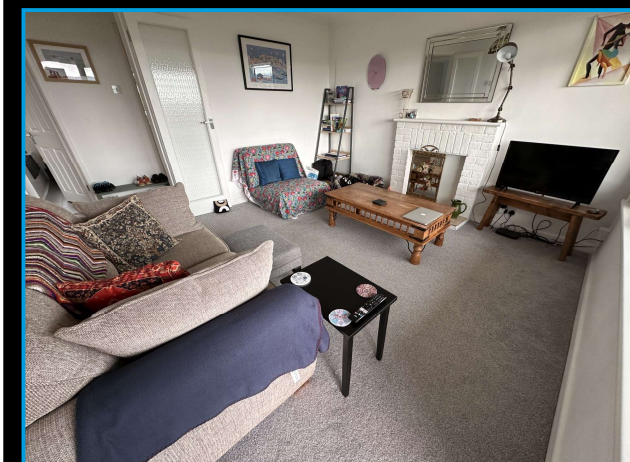
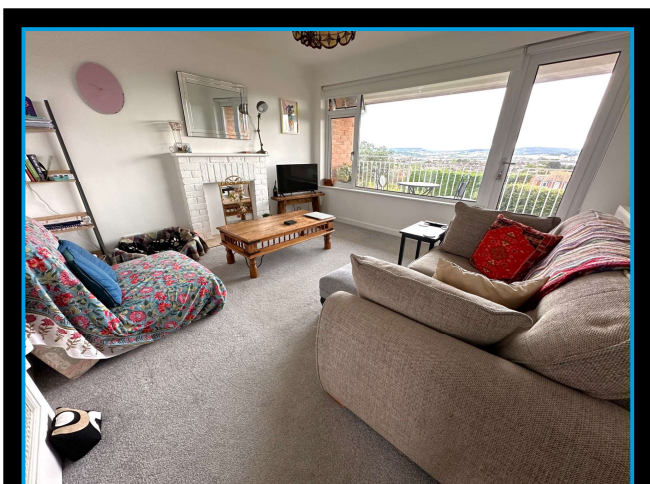
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Guide Price £215,000

8 West View, 125 Hulham Road, Exmouth, EX8 4QZ



• 2 Double Bedroom First Floor Apartment With Stunning Views • Gas Centrally Heated & uPVC Double Glazed • Living / Dining Room With Access To Covered Balcony • Modern Fitted Kitchen With Built In Oven, Hob & Hood • 2 Double Bedrooms With Built In Storage Cupboards • Modern Fitted Bathroom • Westerly Facing Balcony. Garage In A Block • Long Lease. Share Of Freehold. NO ONWARD CHAIN



The property is approached via a shared pathway that leads to a communal front entrance door that provides access to:

Ground Floor

Communal Entrance Hall

Staircase rising to the first floor.

Communal Landing

Front entrance door with spy hole leading to:

Entrance Hall

A welcoming entrance to the property with wood effect laminate flooring. Useful linen storage shelving with slatted shelving. Radiator. Wall mounted thermostat. Smoke alarm. Doors leading to all rooms and double opening glazed doors leading to:

Living / Dining 12'5" (3.78m) x 11'10" (3.61m)

A bright and airy room that has lovely views of the Exe Estuary and the hills beyond. Radiator. Fireplace painted brick fireplace feature with mantel above. A uPVC double glazed door leading to:

Balcony

The property has a lovely covered balcony that takes full advantage of the stunning views of the Exe Estuary, the Sea and the hills beyond. Ample space to sit out with a small bistro table and chairs. Wrought iron balustrades.

Kitchen 8'6" (2.59m) x 6'11" (2.11m)

Window to front. A modern fitted kitchen with a range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and matching up stands above. Inset, stainless steel, one and a half bowl sink with a single drainer unit and a mixer tap above. Space and plumbing for a washing machine. Built in four ring gas hob with a glass splash back and stainless steel extractor hood above and a electric oven below. Space for a free standing fridge/freezer. Wall mounted combination gas boiler that provides the domestic hot water and central heating. Wall mounted electric consumer unit. Inset ceiling lights.

Bedroom 1 12'5" (3.78m) x 10'6" (3.2m)

uPVC double glazed window to rear that has lovely estuary and coastline views. Radiator. Coved ceiling. Useful built in wardrobe with hanging rail and shelf above.

Bedroom 2

Window to side. Radiator. Useful built in wardrobe with clothes rail and shelving and a sliding door.

Bathroom

Obscure glazed window to front. Attractive fully tiled walls and flooring. Modern fitted white suite comprising of a panelled bath with a thermostatically controlled shower over, shower curtain and rail. Low level WC. Pedestal wash hand basin with wall mounted medicine cabinet with mirrored doors above. Heated towel rail. Inset ceiling lights. Coved ceiling.

Externally

The development enjoys communal gardens to the front of the development which are mainly laid to lawn. A driveway from Hulham Road leads to the rear of the development and provides access to:

Single Garage

Up and over door to front

Tenure

The property is LEASHOLD is held on a 999 year lease from



September 1964 (approx 939 years remaining). The property also has an equal share of the FREEHOLD to the building (1/16th). The service charge is approx £95 per month.

Services

All mains services are connected. Council tax band B. The property is on a water meter.

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 Notes

Please note, these are draft particulars and they are awaiting vendors verification. Pets are allowed on the development. No short term holiday lets are permitted.



FIRST FLOOR

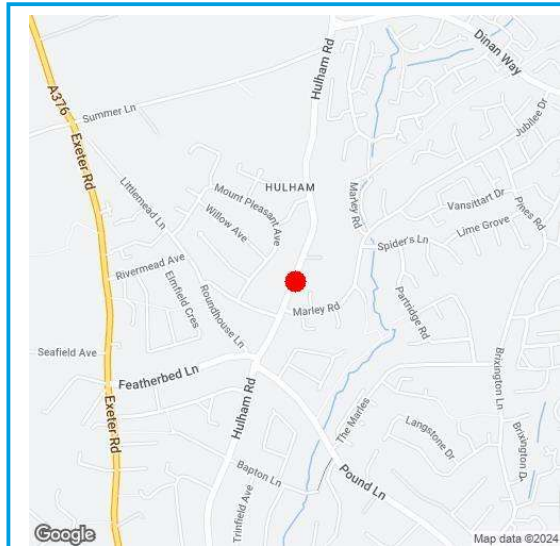
8 WEST VIEW, HULHAM ROAD

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 for illustrative purposes only 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, head out of Exmouth along Marine Way and proceed into Exeter Road. At the second set of traffic lights bear right and then turn right into Hulham Road. Continue along the road and head straight over the mini roundabout. Passing Littlemead Lane on the left hand side, the property will be found on the left hand side.

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