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LINKS
ESTATE AGENTS

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Guide Price £125,000

Flat 1, 30 Morton Road, Exmouth, EX8 1BA



- Bay Fronted Ground Floor Flat • Level Walk To Seafront, Marina, Town & Train Station • Gas Central Heating & Double Glazing • Living Room With Access To Sun Terrace • Good Sized Kitchen / Dining Room • 2 Bedrooms, Bathroom With WC & Further Cloakroom • Own Courtyard Garden, Long Lease • Auction End Date 14:00 pm 28th October 2024



Ground Floor

Communal front entrance door, with own door bells, leading to:

Communal Porch

Attractive tiled flooring. Door leading to:

Communal Hallway

Electric meter box cupboard. Stairs to first floor level. Own entrance door leading to:

Entrance Hall

Laminate flooring. Useful under stairs storage area. Gas meter. Dado rail. Door to living room and door leading to:

Cloakroom

Modern white suite comprising low level WC and pedestal wash hand basin. Tiled splashbacks. Extractor fan. Coved ceiling.

Living Room 13'8" (4.17m) x 13'8" (4.17m)

Focal point of Marble fireplace with a fitted coal effect gas fire (needs new coals so currently not in use), fitted shelving and cupboards to either side. Radiator. TV point. Telephone point. Doors leading to bedroom and open to kitchen. Double glazed sliding patio doors leading to sun terrace.

Kitchen / Dining Room 15'11" (4.85m) x 10'4" (3.15m)

uPVC double glazed external door leading to sun terrace, window adjacent. Range of cupboard and drawer storage units with wooden work surfaces and tiled splash backs. Belfast sink with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Integrated fridge and freezer. Radiator. Dado rail. Inset ceiling lights. Door leading to bedroom 2

Sun Terrace

Tiled flooring. Open to Courtyard.

Bedroom 1 18'4" (5.59m) Into Bay x 13'3" (4.04m)

Walk - in bay window to front. Built - in double wardrobe. 2 further built - in wardrobes. Radiator. Ornate coving. Picture rail. Door leading to:

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Inset ceiling lights. Extractor fan.

Bedroom 2

Window to side. Radiator. Cupboard housing the wall mounted, gas fired, combi boiler supplying the central heating and domestic hot water. Wall mounted electric trip switch fuse box. Useful shelved storage cupboard.

Courtyard

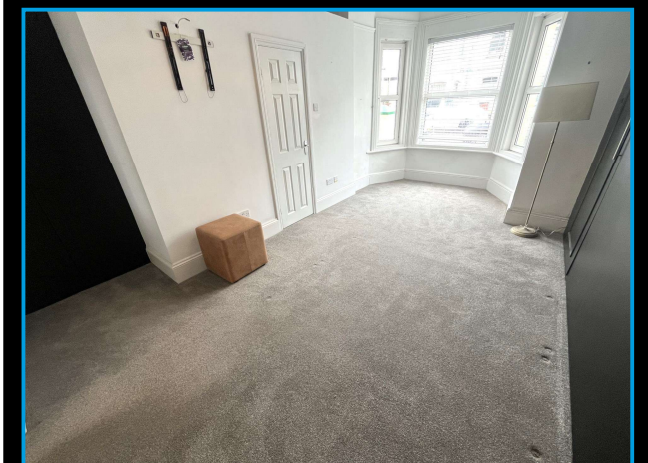
To the rear of the property is its own enclosed Courtyard garden with a covered sun terrace adjacent to the property. Outside water tap.

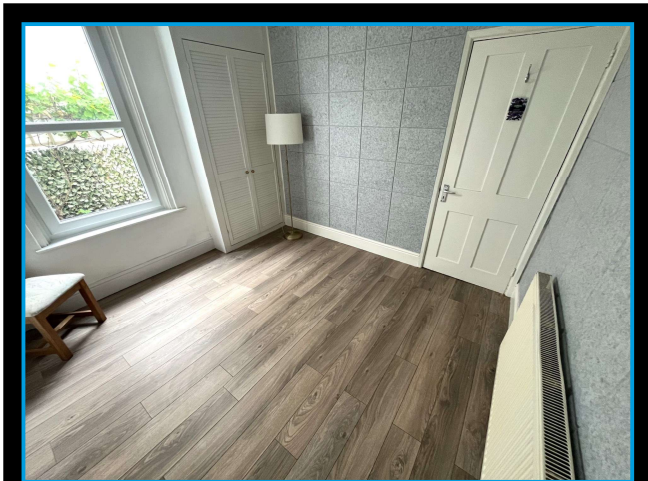
Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in 2006 and the property has a quarter share of the Freehold. Currently, combined Ground Rent, Service Charges and Building Insurance of £25 per calendar month. Please check the auction legal pack for further information.

Services

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





Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

Auction Legal Pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

Traditional Auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

Refreshing The Page

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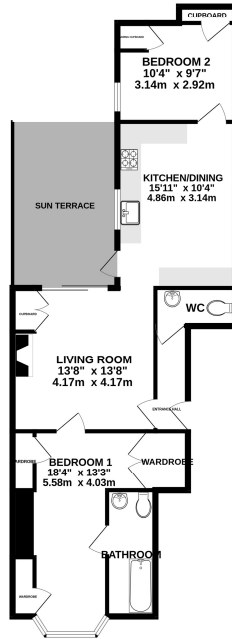
Disclaimer

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These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.



GROUND FLOOR



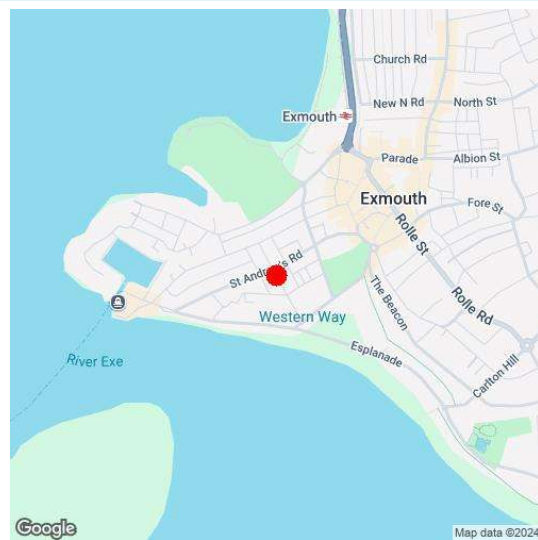
MORTON ROAD, EXMOUTH

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 prices, features and appliances shown have not been tested and no guarantee is given to their condition or functionality at the time of printing. Made with Mapbox ES2024

Directions

From our prominent Town Centre office, on foot, proceed across Rolle Street and up High Street to the roundabout. Walk through Manor Gardens and across over Imperial Road into St Andrews Road. Turn left into Morton Road where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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.