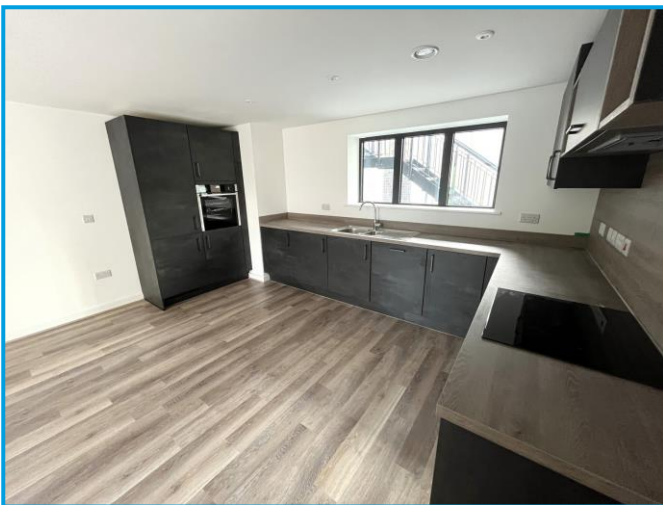


Guide Price £289,950

2 Bowlinger Court, Queen Street, Exmouth, EX8 1FG



- Brand New Town Centre Apartment • Bespoke Development of 19 Individual Apartments
- Walk To Town, Train Station, Seafront & Marina • Double Glazing & Air Source Heat Pump Electric Heating • 2 Bedrooms & Shower Room • Open Plan Living / Dining / Kitchen
- Integrated Kitchen Appliances • 999 Year Lease, Views Over The Strand Gardens



Exmouth - Where the River Exe meets The Sea

Exmouth is a thriving East Devon coastal town, situated on the UNESCO World Heritage Jurassic Coast, a 95-mile long stretch of coastline in southern England, situated within the counties of Dorset and Devon. Twinned with Dinan in France and Langerwehe in Germany, there are 2 Miles of Golden sand, dotted with Rock pools and fringed with a Promenade. Orcombe Point has the oldest rocks on this World Heritage Site which are located on the South Western point. Along the Promenade, a mixture of activities can be found including a bowling Alley with shop outlets, Exmouth Pavillions with its variety of shows, Restaurants, Watersports Centre and family activity facilities.

Exmouth`s lively centre bustles with shops of all kinds, focusing on the pedestrianised Magnolia Centre, with its well known High Street names, and The Strand Gardens, where there are pubs, bistros, bars and a cinema.

Being a resort, it offers many activities including football, rugby, cricket, tennis, golf, fishing, riding and all Watersports activities.

The town has all the amenities including schools, a hospital, train station, doctors surgeries, Sports Centres and a Swimming Pool. A frequent bus service connects with surrounding villages, towns and the Cathedral City of Exeter, just 10 Miles along the A376. This in turn gives access to the M5, A30 and A303. Exeter International Airport is also within 10 Miles.

Location

Bowlinger Court, Queen Street is situated within the heart of Exmouth Town Centre, overlooking The Strand Gardens and within walking distance of Exmouth Seafront, Marina, Train Station and Manor Gardens.

Property

Apartment 2 Bowlinger Court is a 2 bedroom, first floor apartment that is situated in the block of 4 that`s overlooking The Strand gardens. Benefits of the property include:

Kitchens - integrated oven, hob, washer / dryer, fridge & freezers in all apartments plus dishwasher in the 2 bedroom apartments.

Floor coverings: Carpets (Grey / brown) in bedrooms and Karndean flooring in kitchen / bathroom / shower room / hallways

Oak internal doors

Gated entrance from Queen Street and communal Bike rack outside.

Lift and stair access to all floors in main Tower Street block

All apartments will benefit from:

Air source heat pumps (electric)

Under floor heating

Aluminium window frames

999 year lease

Service charge will be c. £1,500 to £2,000 per annum



Dimensions

First Floor

Own front entrance door leading to:

Entrance Hall

Karndean flooring. Doors leading to all rooms.

Open Plan Living / Dining / Kitchen 19'11" (6.07m) Max x 14'8" (4.47m) Max

Dual aspect having window to rear and 2 windows to front overlooking The Strand Gardens. Good range of cupboard and drawer storage units with roll edged work surfaces and matching upstands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with eye level electric oven opposite. Integrated dishwasher, fridge, freezer and washer / dryer. Karndean flooring with under floor heating.

Bedroom 1 14'4" (4.37m) Max x 11'2" (3.4m) Max

2 windows to front. Fitted carpet with under floor heating. Door leading to store cupboard that houses the trip switch fuse box and hot water cylinder.

Bedroom 2 11'8" (3.56m) x 8'1" (2.46m)

Window to front, overlooking The Strand Gardens. Fitted carpet with under floor heating.

Shower Room

Obscure glazed window to rear. Brand new suite comprising double shower cubicle with thermostatically controlled shower unit, Concealed cistern WC. Vanity wash hand basin. Heated towel rail.

Tenure

The property is LEASEHOLD. We understand a 999 year lease will be granted with combined Service Charges & Buildings Insurance of c. £1,500 to £2,000 per annum.

Services

Mains Water, Drainage and Electric connected.

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

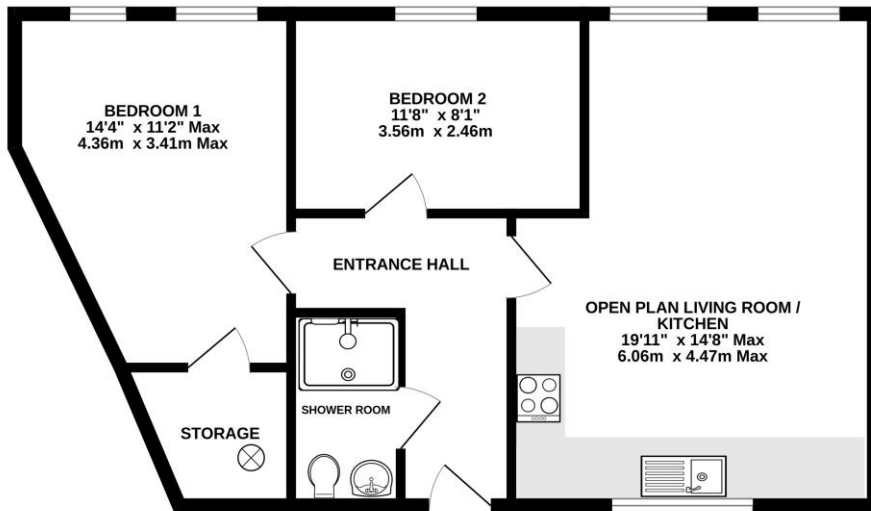
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Agents Note

Please note that Links Estate Agents take no responsibility for any inaccuracies within any text or imagery within any literature relating to any of the 19 apartments within Bowlinger Court, Exmouth.



FIRST FLOOR



BOWLING COURT, EXMOUTH

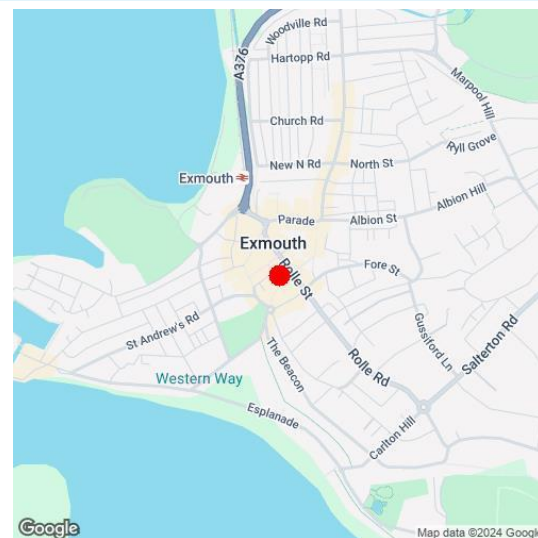
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

On Foot, from our Prominent Town Centre office, proceed down Rolle Street turning left into Tower Street. The building will be found on the left hand side, overlooking The Strand Gardens.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
83	83

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.