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LINKS
ESTATE AGENTS

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Guide Price £199,950

Flat 2, 24 St Andrews Road, Exmouth, EX8 1AR



- First Floor Flat With Parking • Level Walk To Seafront, Marina, Town Centre & Train Station
- Gas Central Heating & Double Glazing • Living Room • Good Sized Kitchen / Dining Room
- 2 Bedrooms & Bathroom With Bath & Shower • Allocated Parking Space • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Communal Porch

High level gas and electric meter. Stained glass door leading to:

Communal Hallway

Main door leading to flat. Own entrance door with staircase rising to flat

First Floor

Half Landing

uPVC double glazed window to side. Radiator. Doors leading to bedroom one and bathroom. Stairs rising to:

Landing

Access to insulated loft space. Useful storage cupboard which includes hanging rail and slatted shelving. Doors leading to kitchen / dining room, bedroom 2 and:

Living Room 13'6" (4.11m) x 12'4" (3.76m)

uPVC double glazed window to front. Fireplace feature. Radiator. Picture rail.

Kitchen / Dining Room 17'6" (5.33m) x 12'3" (3.73m)

Dual aspect having uPVC double glazed windows to rear and side. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback`s. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Range style cooker, washing machine and fridge freezer in situ are all included in the sale, filter hood above cooker. Radiator. Wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water.

Bedroom 1 11'6" (3.51m) x 11'2" (3.4m)

uPVC double glazed window to rear. Radiator.

Bedroom 2 8'8" (2.64m) x 5'11" (1.8m)

uPVC double glazed window to front. Radiator.





Bathroom 10'5" (3.18m) x 7'11" (2.41m)

Obscure uPVC double glazed window to side and further window to side. Four piece white suite of panelled bath, shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Heated towel rail. Tiled splash back`s.

Externally

The level, enclosed and easy to maintain Front Garden belongs to this property.

Parking

To the rear is one off road parking space.

Tenure

The property is LEASEHOLD. A 99 year lease was granted in 1977 and this property sale will include a brand new lease, terms of which are to be confirmed. The Freeholder owns the ground floor flat. Current ground rent of £5 per annum and any maintenance is split 50 / 50 on an `as and when basis`

Services

All mains services are connected. Council Tax Band B

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

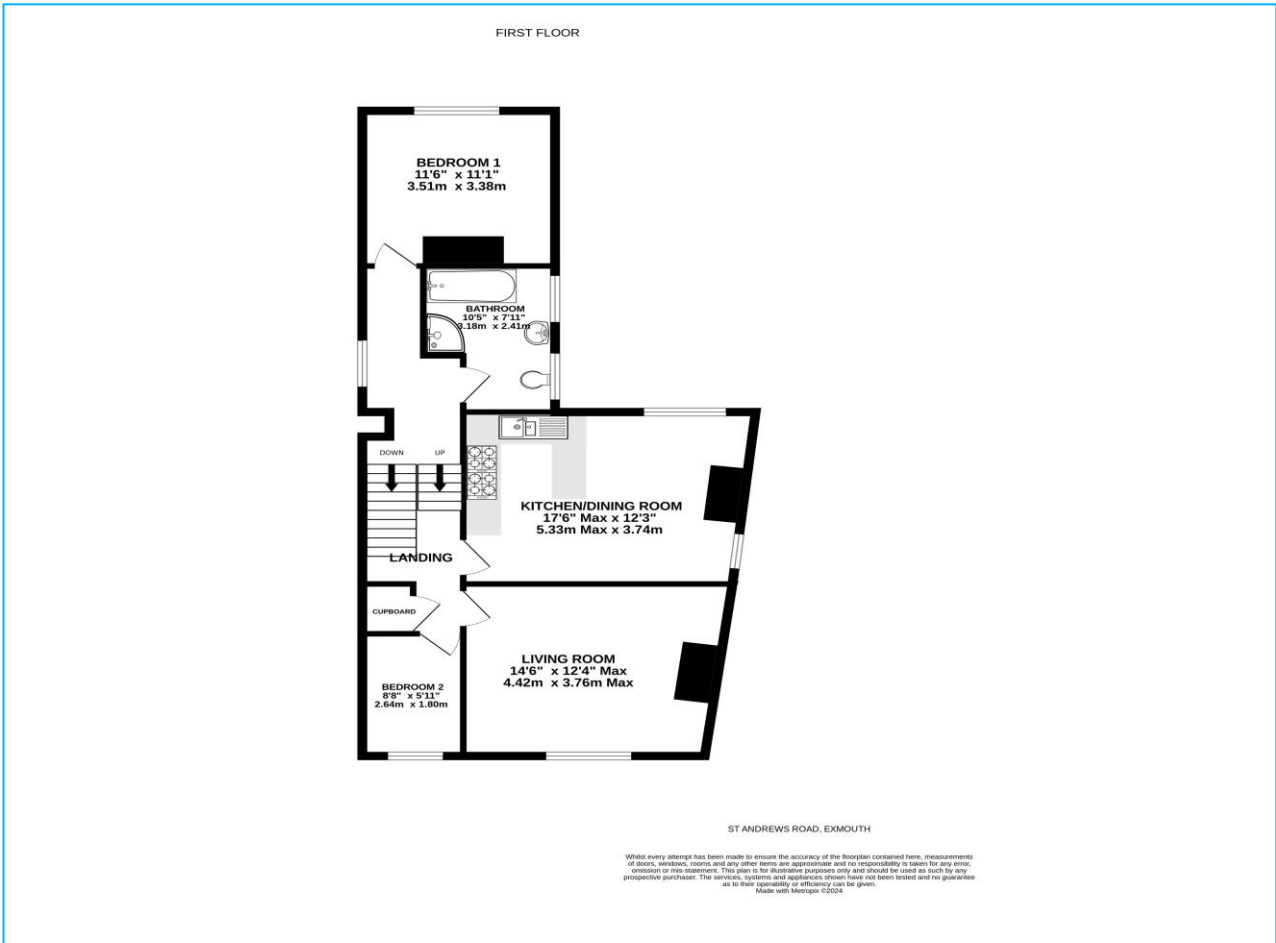
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

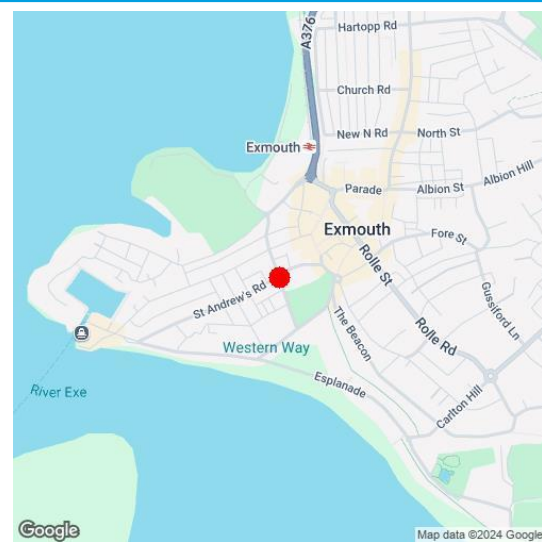
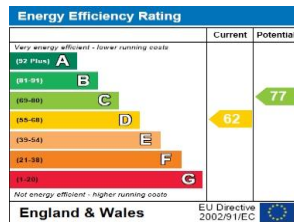
These are draft particulars and are awaiting vendors verification





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. Continue down St Andrews Road and the property can be found on the right hand side, clearly identified by our For Sale board.



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.