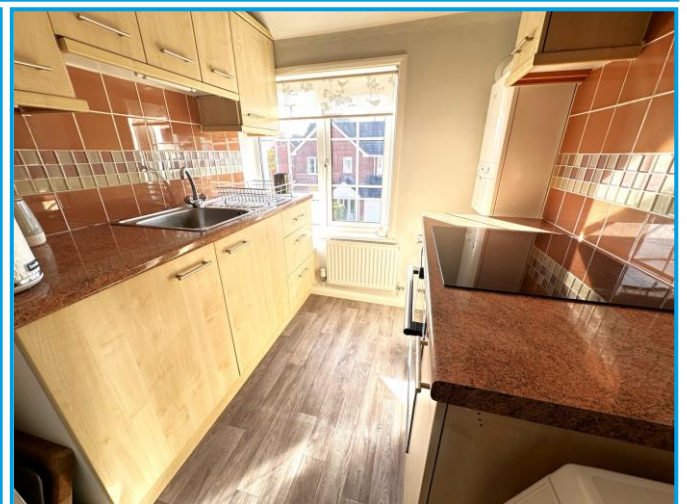


01395 222350

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exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Offers In Excess Of £169,950**  
**29 Greenhill Avenue, Exmouth, EX8 2LQ**



- Immaculate First Floor Flat • Gas Central Heating & Double Glazing • Living Room, Separate Kitchen • 1 Double Bedroom • Modern Fitted Shower Room • In Excess Of 970 Year Lease • Ample On Street Parking • Walking Distance Of Exmouth Town Centre



## Accommodation

### Ground Floor

Step up to communal front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

### Communal Hallway

Wooden flooring. Entrance door leading to flat.

### Entrance Porch

Window to front. Staircase rising to first floor.

### First Floor

### Landing

Access to insulated and part boarded loft space, with 2 Velux windows, via trap door with ladder. Radiator. Smoke alarm. Wall mounted central heating thermostat. Doors leading to all rooms.

### Living Room 14'3" (4.34m) x 9'6" (2.9m)

Window to front. Radiator.



### Kitchen 10'0" (3.05m) x 6'7" (2.01m)

Window to front. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.



### Bedroom 14'3" (4.34m) x 9'11" (3.02m)

Window to front. Radiator.

### Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit, including rainfall waterhead and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail.







### Parking

There is ample on street parking within Greenhill Avenue and neighbouring roads

### Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in December 2003. The Freehold to the building is owned by the ground floor flat. There is a peppercorn ground rent and any maintenance is split 50 / 50 on an `as and when` basis

### Services

All mains services are connected. The property is on a water meter. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

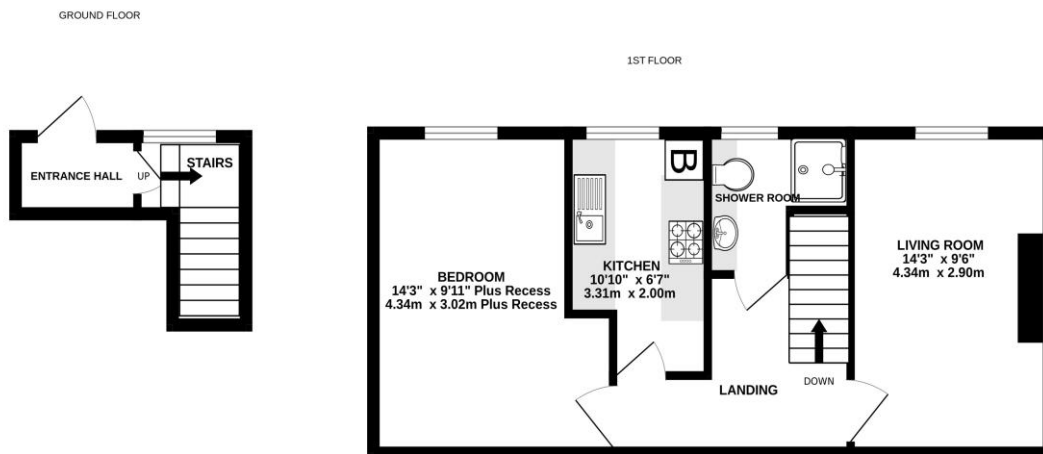
### Agents Note

These are draft particulars and are awaiting vendors verification

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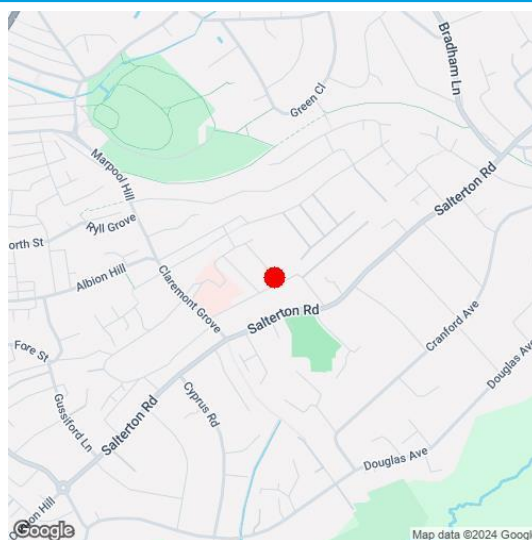
GREENHILL AVENUE, EXMOUTH

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

From our prominent Town Centre office, proceed up Rolle Street to the mini roundabout, turning left onto Salterton Road. At the traffic lights, turn left onto Claremont Lane, signposted Exeter. Immediately after the next traffic lights, turn right onto Phear Avenue and right again onto Turner Avenue. Turn left and then right into Greenhill Avenue. The property will be found at the end of the road, on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](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.

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