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LINKS
ESTATE AGENTS

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Offers In Excess of £179,950
44a Waverley Road, Exmouth, EX8 3HJ



- 2 Bedroom & 2 Bathroom First & Second Floor Maisonette • Close To The Town Centre & Local Parks • Gas Centrally Heated & uPVC Double Glazed • Open Aspect Living / Dining / Kitchen • Modern Kitchen With Appliances • Master Bedroom En-Suite Bathroom • Modern Shower Room • Long Lease & Freehold To The Building. NO CHAIN



A pathway provided access to a wooden front entrance door that leads to:

Ground Floor

Communal Entrance Hall

High level electric trip switch fuse box and concealed electric meter box. Fire alarm control panel. Door leading to:

Entrance Hall

A small space that has a staircase rising:

First Floor

Landing

Obscure glazed window to side. Feature spiral staircase rising up to the first floor. Inset ceiling lights. Ornate arch way. Radiator. Main door entry phone. Smoke alarm. Wall mounted thermostat. Doors leading to bedroom two, shower room and:

Open Plan Living / Dining / Kitchen

To the front of the property is a good size, open aspect sociable room. The space comprises of:

Kitchen Area 9'1" (2.77m) x 8'7" (2.62m)

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces and tiled splash backs above. Built in 4 ring gas hob with an electric oven below and filter hood above. Integrated fridge, freezer, washing machine and dishwasher. Concealed wall mounted gas fired boiler that supplies the gas central heating and domestic hot water. Vinyl flooring. Inset stainless steel one and a half bow sink with a single drainer unit and mixer tap above. Heat detector. Inset ceiling lights. Open to:

Living / Dining Room 17'3" (5.26m) x 15'2" (4.62m)

L shaped room with a feature curved wall. Large walk in bay window to front, with an additional separate window to front. 2 x Radiators. Inset ceiling lights. Heat detector.

Bedroom 2 8'9" (2.67m) x 7'7" (2.31m) Plus Recess

Window to rear. Radiator.

Shower Room

Fitted white suite comprising a shower quadrant that has tiled splash backs to ceiling height, a thermostatically controlled shower and a splash screen door. Low level WC. Pedestal wash hand basin. Radiator. Vinyl flooring. Extractor fan. Inset ceiling lights.

Second Floor

Landing

Access via the feature spiral staircase. Velux window to front with display area below. Door leading to:

Bedroom 1 16'1" (4.9m) x 8'11" (2.72m)

Good size room that has velux windows to front and rear with integrated blinds. Inset ceiling lights. Heat detector. Radiator. Door leading to:

En-Suite Bathroom

Velux window to rear with an integrated blind. Fitted white suite comprising of a panelled bath that has a shower attachment above, tiled splash backs to ceiling height and a splash screen. Low level WC. Pedestal wash and basin. Vinyl flooring. Radiator. Extractor fan. Inset ceiling lights.



Tenure

The property is held a on long lease of 999 years from 2006. The property also enjoys the FREEHOLD to the building. Building insurance contribution is 50/50 with the ground floor apartment. Maintenance is on an ad hoc basis - split 50/50 with the ground floor.

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

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 Notes

Please note, these are draft particulars and they are awaiting vendors verification




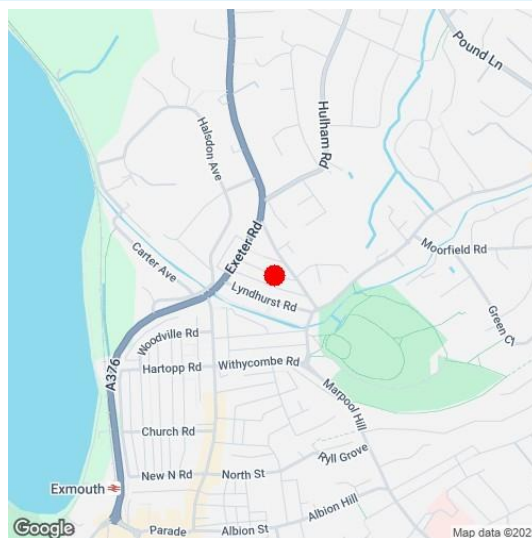
44A WAVERLEY ROAD

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 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 down Rolle Street, passing The Strand gardens, turning left then right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through the traffic lights, taking the second right into Waverley Road, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			76
(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.