

**Guide Price £140,000**

**1 The Old Weighbridge, Union Street, Exmouth, EX8 1HZ**



- Conveniently Located One Bedroom Ground Floor Flat • Allocated Parking Space • Open Plan Living Room And Modern Fitted Kitchen • Double Bedroom • Modern Shower room/WC
  - Electric Heating And Double Glazing • Allocated Parking Space
- Town Centre Location And Short Walk To The Seafront And Bus And Rail Services



## Accommodation

### Ground Floor

Communal entrance door with entry call system leading to communal hallway. Private entrance door to:

### Hallway

Remote entry call system. Doors to:

### Open Plan Living Room/Kitchen 15'10" (4.83m) x 11'7" (3.53m) Max

A dual aspect room with 2 double glazed windows to the front and further double glazed window to the side. Modern electric heater. TV aerial point. Refitted modern kitchen comprising base cupboard and drawer units. Eye-level units, Work top surface with splash back and inset single drainer sink unit. Integrated electric oven. Inset 4 ring electric hob with splash back and cooker hood over. Plumbing for washing machine. Further appliance space.

### Bedroom 10'5" (3.18m) x 7'9" (2.36m)

2 Double glazed window to the front. Modern electric heater.

### Shower Room/WC

Refitted with a modern suite comprising a glazed shower cubicle with laminate splash back. Electric Mira shower. Wash hand basin with cupboard below housing the Redring electric water heater providing hot water for the property. WC with concealed cistern. Electric heated towel rail. Extractor fan.

### Externally

To the front of the property is an enclosed residents parking area where the property has an allocated parking space.

### Tenure

The property is LEASEHOLD. Details to be confirmed. We understand the current maintenance charge is approx £160 per month and the ground rent is £50 every 6 months.

### Services

All mains services except gas are connected. Council Tax Band A





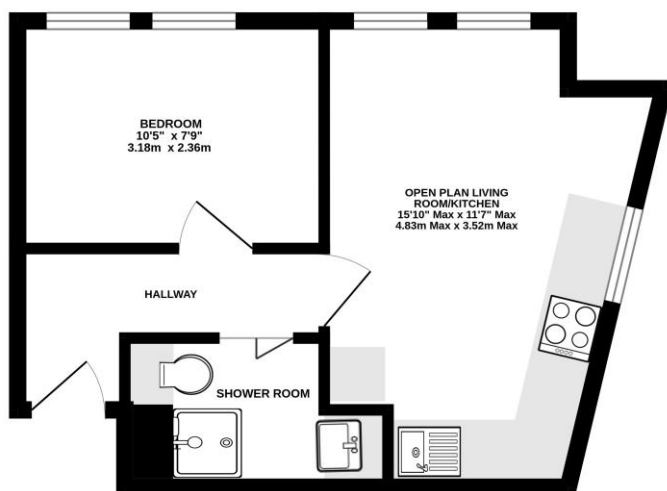
### Mortgage Assistance

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

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## GROUND FLOOR



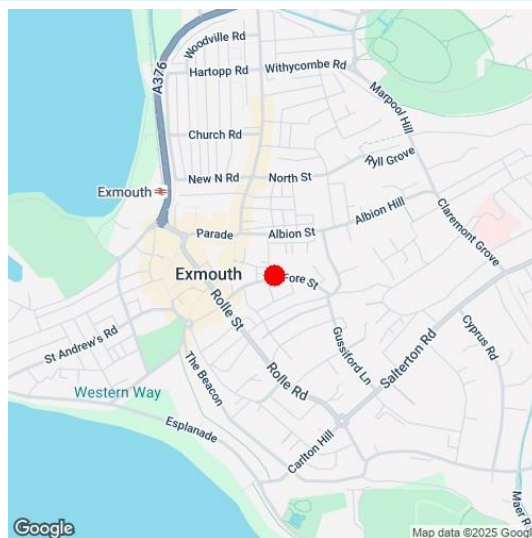
## THE OLD WEIGHBRIDGE

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, turn right and head along Church Street and continue into Fore Street. The property can be found, on the left hand side, just before the new Churchill Homes development on the corner of Union Street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		52
(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		



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 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.