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**LINKS**  
ESTATE AGENTS

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**Guide Price £165,000**

**Flat 2, 127 Egremont Road, Exmouth, EX8 1SD**



- Well Presented First Floor Flat • Gas Central Heating & uPVC Double Glazed Windows
- New Roof In Spring 2024 • Living Room, Separate Kitchen • 1 Double Bedroom, Shower Room
- Level Walking Distance To Town Centre & Train Station • Ample Residents Parking
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Communal front entrance door leading to:

### Communal Hallway

High level electric trip switch fuse box and electric meter. Main property door leading to :

### Entrance Lobby

Staircase rising to first floor.

### First Floor

### Half Landing

Wall mounted central heating thermostat. Stairs rising to landing. Doors leading to kitchen and shower room.

### Landing

Access to insulated loft space. Radiator. Doors leading to bedroom and:

### Living Room 14'11" (4.55m) x 10'7" (3.23m)

2 uPVC double glazed windows to front. Radiator.

### Kitchen 8'0" (2.44m) x 7'3" (2.21m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edge work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below. Space and plumbing for washing machine. Further space under worktop for fridge etc. Wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water. Radiator.

### Bedroom 13'1" (3.99m) x 9'2" (2.79m)

uPVC double glazed window to rear. Radiator.

### Shower Room

Obscure uPVC double glazed window to side. White suite comprising double shower cubicle with thermostatically controlled shower unit, low level WC and wall mounted wash hand basin. Fully tiled walls. Access to loft space.





### Residents Parking

The property is located in an area that has the benefit of a residential parking scheme - with permits available to purchase via EDDC.

### Tenure

The property is LEASEHOLD. We understand a 199 year lease was granted in September 1987 with any maintenance shared 50-50 with the ground floor flat on an `as and when` basis.

### Services

All mains services 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

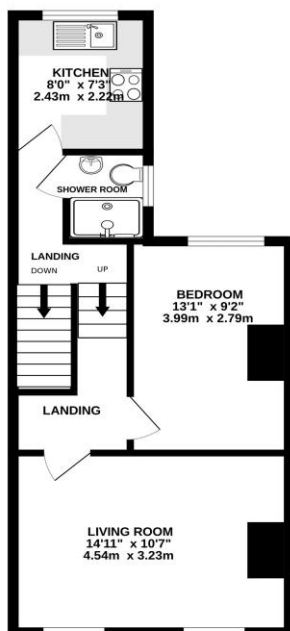
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

These are draft particulars and are awaiting vendors verification

FIRST FLOOR



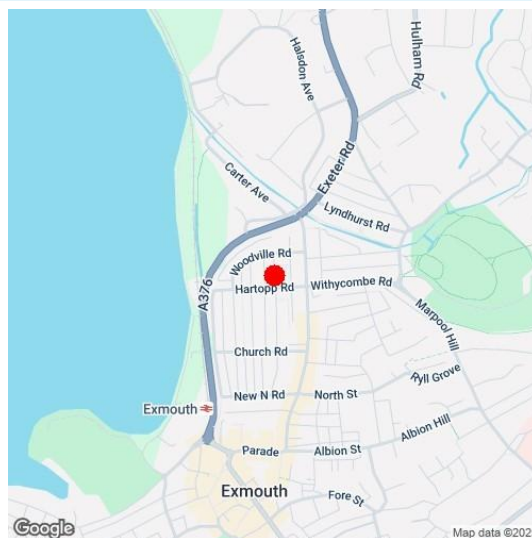
EGREMONT ROAD, EXMOUTH

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.  
 Made with Floorplan ©2025

### Directions

From our prominent Town Centre office, proceed out of town along Exeter Road. Upon passing The Park pub, take the 2nd left turning into Woodville Road, and the the next left into Egremont Road. The property will be found on the right hand side, clearly identified by our for sale board.

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		



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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.