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**LINKS**  
ESTATE AGENTS

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**Guide Price £159,950**

**The Garden Flat, 32 Morton Road, Exmouth, EX8 1BA**



- Self Contained Ground Floor Flat • Level Walk To Seafront, Marina, Town & Train Station
  - Electric Heating & uPVC Double Glazing • Open Plan Living Room / Kitchen
  - 1 Double Bedroom • Modern Fitted Shower Room • Own Rear Garden / Parking
  - NO ONWARD CHAIN



## Description

Offered for sale with NO ONWARD CHAIN and situated within level walking distance of Exmouth Town Centre, Seafront, Train Station & Marina is this self contained, 1 bedroom ground floor flat. Situated to the rear of this building, the property has electric heating and uPVC double glazed. The well presented accommodation comprises of open plan living room / kitchen, 1 double bedroom and modern fitted shower room. The property also has its own, enclosed Courtyard garden which could become off road parking, there is also opportunity to park by the access to the property. This property would, perhaps, make an ideal first time home or rental property and an appointment to view is therefore advised.

## Accommodation

uPVC double glazed French doors, from the Courtyard, lead to:

### Living Room / Kitchen 24'1" (7.34m) x 10'2" (3.1m)

External door leading to Courtyard, French doors leading to Courtyard and 2 windows adjacent. Range of modern fitted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with filter hood above and eye level electric oven to side. Integrated fridge. Space and plumbing for washing machine. Tiled flooring to kitchen area. 2 wall mounted electric heaters. Cupboard housing the electric fuse box. Inset ceiling lights. Door leading to:

### Bedroom 11'3" (3.43m) x 10'2" (3.1m)

uPVC double glazed French doors leading to Courtyard. Wall mounted electric heater. Door leading to:

### Shower Room

Modern fitted white suite comprising shower cubicle with electric shower unit. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail. Inset ceiling lights.



### Externally

The property has the benefit of its own enclosed and level Courtyard garden which has ease of maintenance in mind. Double wooden gates provides access from the road with the Courtyard, potentially, providing off road parking.

### Parking

There is an opportunity to park immediately outside the double wooden gates

### Tenure

The property is FREEHOLD

### Services

Mains water, drainage and electricity 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

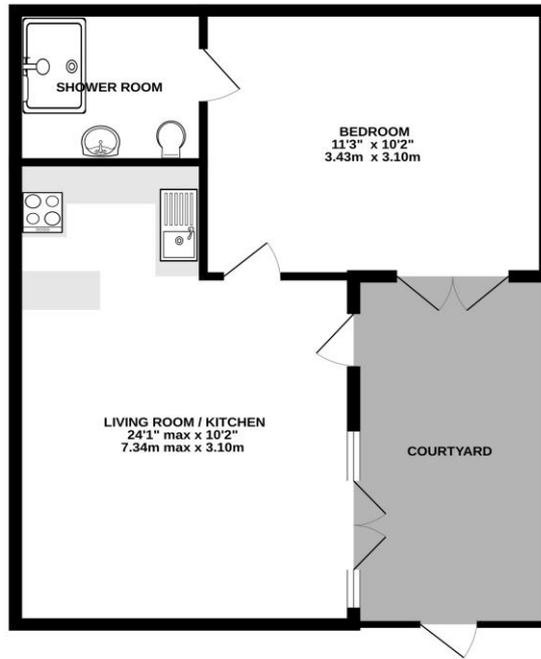
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### Agents Note

These are draft particulars and are awaiting vendors verification



GROUND FLOOR

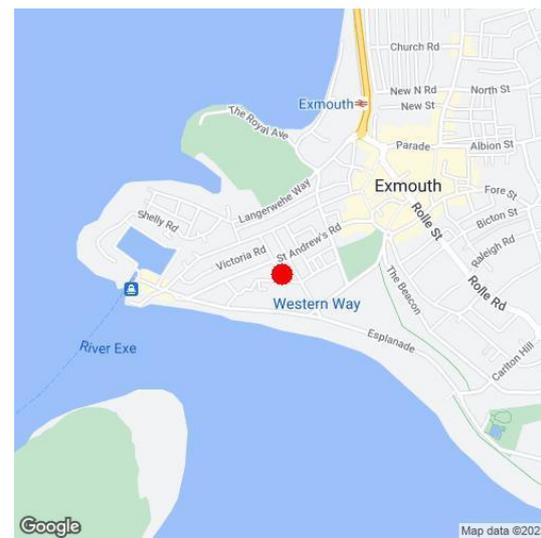


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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 Metropix 0.0023

**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 Imperial Road into St Andrews Road. Proceed over Morton Road, turn left by the Church, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>(92-100) <b>A</b></small>	
<small>(81-91) <b>B</b></small>	
<small>(69-80) <b>C</b></small>	
<small>(55-68) <b>D</b></small>	
<small>(39-54) <b>E</b></small>	
<small>(21-58) <b>F</b></small>	
<small>(1-10) <b>G</b></small>	
<small>Not energy efficient - higher running costs</small>	
5B	9B
<small>England &amp; Wales EU Directive 2002/91/EC</small>	



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.