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**LINKS**  
ESTATE AGENTS

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**Guide Price £169,950**

**Flat 3, 25a Rolle Street, Exmouth, EX8 1NH**



- Spacious Town Centre Maisonette • 2 Double Bedrooms • Lounge/Dining Room • Kitchen With Oven & Hob • Bathroom/WC • Separate Shower Room/WC • Double Glazing & Electric Heating • Convenient Location Close To A Wide Range Of Amenities & Exmouth Seafront





## Accommodation

### Ground Floor

Communal entrance to communal hallway with stairs rising to the second floor. Private entrance door to:

### Entrance Lobby

Double glazed window to the rear. Remote entry phone. Electric heater. Door to the kitchen. Opening to:

### Reception Hall

A spacious hallway. Stairs to the upper floor. Understairs storage cupboard. Doors to:

### Lounge/Dining Room 16'2" (4.93m) Max x 11'2" (3.4m)

Double glazed window to the front. Electric storage heater. TV aerial point. Telephone point. Display surface with storage cupboards below.

### Kitchen 8'1" (2.46m) x 7'7" (2.31m)

Double glazed window to the rear. Range of base cupboard and drawer units. Wall-mounted units. Work top surface. Tiled splash back. Inset circular sink unit and drainer. 4 ring ceramic hob. Integrated electric oven. Cooker hood over. Tiled flooring.

### Bedroom 2 15'0" (4.57m) x 12'4" (3.76m)

Double glazed window to the front. Electric storage heater.

### Bathroom/WC

Suite comprising panelled bath with shower mixer tap. Pedestal wash hand basin. Tiled splash back. Close coupled WC. Electric heated towel rail.

### Upper Floor Landing

Door to:

### Bedroom 1 17'4" (5.28m) x 11'9" (3.58m) Max

Double glazed Velux window. Large walk-in wardrobe. Door to:

### En-Suite Shower Room/WC

Tiled shower cubicle. Electric shower. Glazed shower cubicle. Pedestal wash hand basin. Tiled splashback. Close-coupled WC. Electric heated towel rail. Airing cupboard housing the water cylinder. Plumbing for a washing machine. Velux window.

### Tenure

The property is LEASEHOLD. Details to be confirmed. We understand the property is held on a 125 year lease from the year 2000. The current maintenance charge is approx £150 per quarter.



### Services

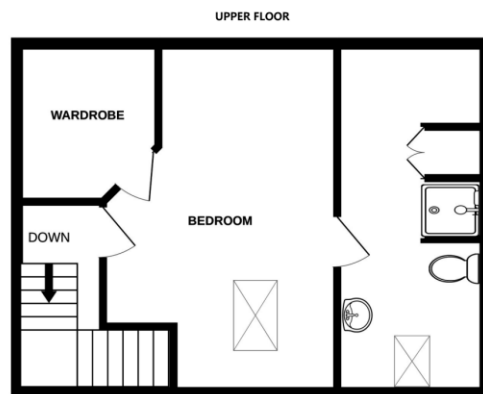
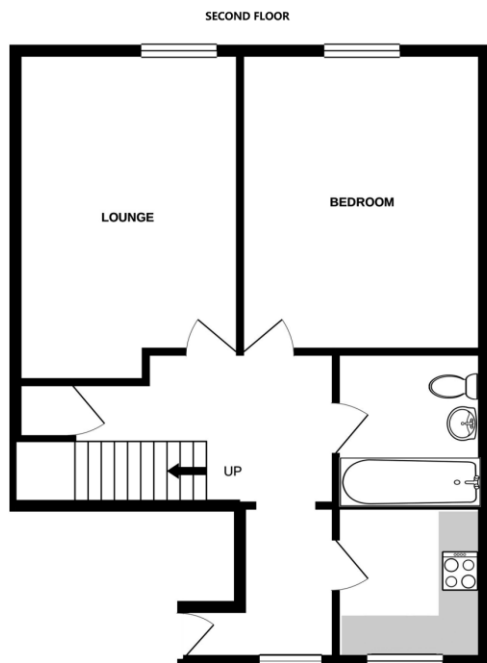
All mains services except gas are connected. Council Tax Band B.

### 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

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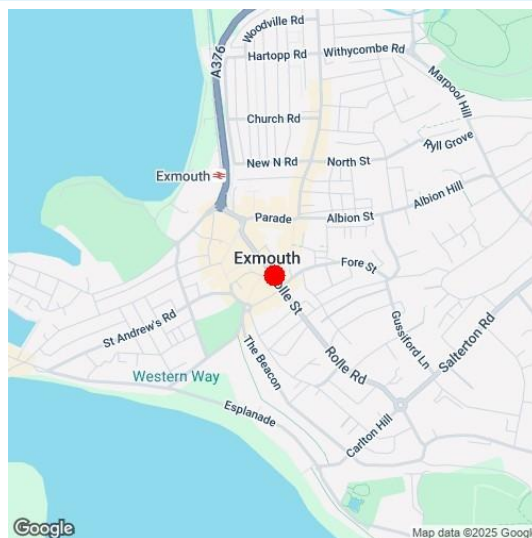


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 on foot and the property can be found a short distance down on the right hand side next to Ary Barbers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		71
(81-91) <b>B</b>		
(69-80) <b>C</b>		39
(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.