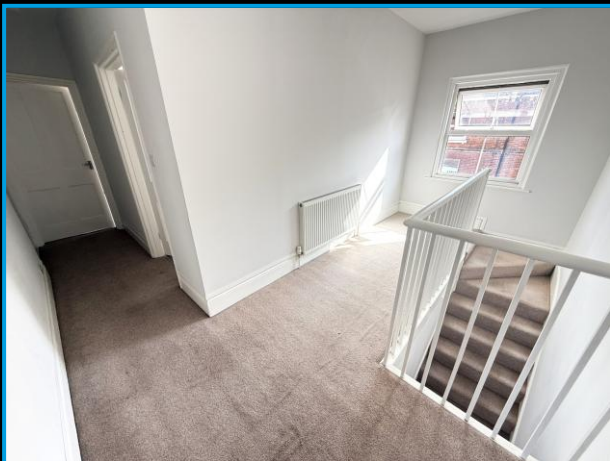


## Auction Guide Price £135,000 29a Rolle Street, Exmouth, EX8 1NH



- Spacious Maisonette In Town Centre Location • Good Size Lounge/Dining Room • Modern Stylish Kitchen With Integrated Appliances • 3 Double Bedrooms • Bathroom With A White Suite • Lease In Excess Of 980 Years • NO ONWARD CHAIN
- To be Sold via On-Line Auction 29th January 12:00 noon





Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Lyme Regis and Sidmouth. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distance. This flat is situated in the heart of the town centre.

#### Ground Floor

Outer door giving access to the entrance staircase which rises to:

#### First Floor

Walking over the terrace, a uPVC double glazed external door, which is the entrance to the flat, that opens into:

#### Kitchen 13'7" (4.14m) x 13'0" (3.96m) To Alcove

uPVC double glazed outer door and side window to front aspect with a further obscure double glazed window. Double glazed window to side.

This modern stylish high gloss kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with wooden work surfaces over. Built in electric oven with four ring gas hob and extractor fan over. Integrated dishwasher. Space and plumbing for washing machine. Kitchen island with integrated fridge, freezer and a breakfast bar area. One and a half bowl stainless steel sink unit. Wall mounted gas boiler. Complementary ceramic wall tiling. Central heating radiator. Door leading to:

#### Hallway

Staircase rising to first floor landing. Doors leading to:

#### Lounge/Dining Room 20'3" (6.17m) x 15'4" (4.67m) Max

A good size L shaped room with two double glazed windows to rear aspect. 2 central heating radiators. Picture rail.

#### Bathroom

Obscure double glazed window to rear aspect. White suite comprising corner bath with mixer tap shower fitted over, shower rail and curtain. Low level wc. Pedestal wash hand basin. Heated chrome ladder rail. Complementary floor and wall tiling. Understairs storage cupboard. Built in corner cupboard housing the gas meter and electric trip switch fuse box.

From the hallway, stairs rise to:

#### Landing

Double glazed window to rear. Central heating radiator. Doors open to:

#### Bedroom 1 13'7" (4.14m) x 13'2" (4.01m)

Double glazed window to front aspect. Attractive period style fireplace. Central heating radiator.

#### Bedroom 2 15'4" (4.67m) x 10'9" (3.28m) To Alcove

Double glazed window to rear aspect. Central heating radiator.

#### Bedroom 3 11'6" (3.51m) x 9'0" (2.74m) To Alcove

Double glazed window to rear aspect. Attractive period style fireplace. Shelving to alcove. Central heating radiator.

#### Tenure

The vendor has advised that the property is leasehold with 999 years taken out on 1st January 2009. The freeholder is Mike Ashley. Maintenance costs are divided and paid when required.

#### Services

Mains gas, electric, drainage and water although we have not verified connection. 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).

### Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

### Auction Legal Pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page - [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk). It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

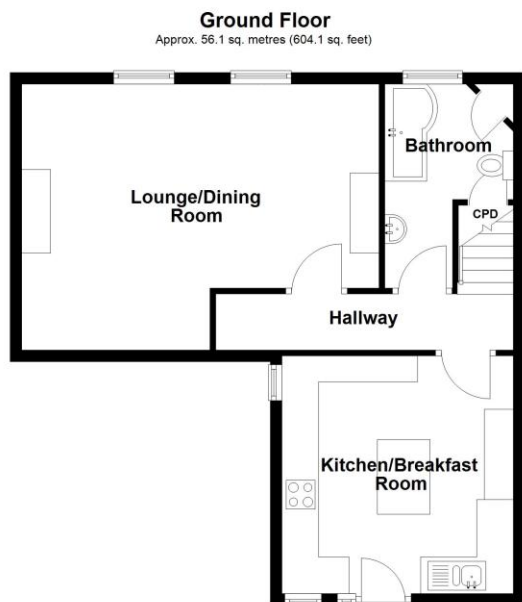
### Auctioneers Notes

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.

Completion shall be 6 calendar weeks or (40 business days) thus overriding the standard common auction conditions of 4 calendar weeks (20 business days) or earlier by mutual consent.

The property has private pedestrian access from the rear as referenced in the 'roof terrace' document included in the legal pack.



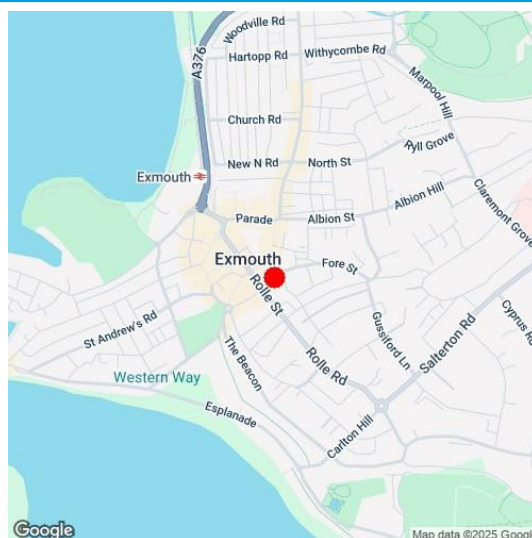


Total area: approx. 112.1 sq. metres (1206.8 sq. feet)

## Directions

This property is on Rolle Street with the entrance to the flat directly opposite our office with the outer door next to Sports Direct.

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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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.