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**LINKS**  
ESTATE AGENTS

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**Guide Price £110,000**

**Flat 1, 3 Morton Road, Exmouth, EX8 1AZ**



- Ground Floor Flat • Level Walk To Seafront, Marina, Town Centre & Train Station
- Double Glazed Windows • Bay Fronted Living Room With Kitchen • 1 Double Bedroom
- Modern Fitted Shower Room • NO ONWARD CHAIN
- **To be Sold via On-Line Auction Tuesday 3<sup>rd</sup> February 12 noon**





## Ground Floor

Communal front entrance door leading to:

### Communal Hallway

Main entrance door leading to flat

### Entrance Hall

Night storage radiator. High level cupboard housing the electric meter and fuse box. Picture rail. Doors leading to bedroom, shower room and:

### Open Plan Living Room / Kitchen 17'8" (5.38m) Into Bay x 14'6" (4.42m) Max

Walk - in UPVC double glazed bay window to front. Night storage radiator. Picture rail.

### Kitchenette 8'6" (2.59m) x 3'9" (1.14m)

Range of cupboard and drawer storage units with roll edged work surface and ceramic tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for fridge etc.

### Bedroom 11'10" (3.61m) x 8'4" (2.54m)

uPVC double glazed window to rear.

### Shower room

White suite comprising double shower cubicle with electric shower unit and tiling to ceiling height, low-level WC and vanity wash hand basin. Fully tiled walls and floor. Extractor fan.

### Tenure

The property is LEASEHOLD. We understand there are approximately 155 years remaining on the lease, that the property has a one fifth share of the Freehold and any maintenance is split 5 ways on an 'as and when' basis.

### Services

Main Water, Drainage & electricity are connected to the property. 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

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).

### Traditional Auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.



#### Pricing information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

#### Refreshing the page

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

#### Disclaimer

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

#### 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. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

#### Price Information

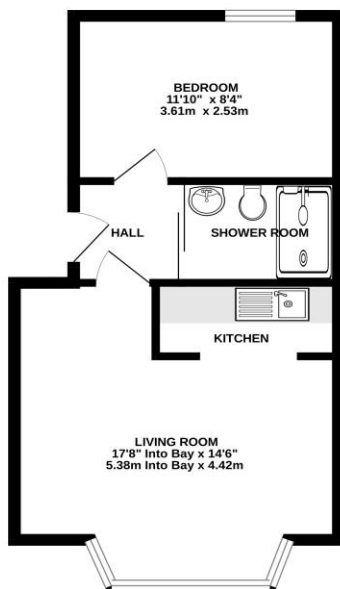
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer 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. Following the fall of the hammer contracts are exchanged and there is no going back!

#### Auctioneers & Agents Note

Please check the auction pack and special conditions of sale in particular which may or may not detail additional charges or reimbursement costs being applicable. These are draft particulars and are awaiting vendors verification



GROUND FLOOR



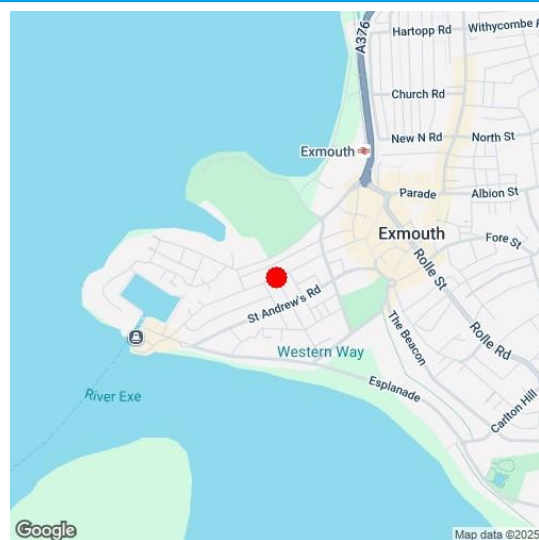
MORTON ROAD, EXMOUTH

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Viewpoint V2023

### Directions

From our prominent Town Centre office, on foot, walk across Rolle Street and up High Street to the roundabout. Walk through Manor Gardens and across Imperial Road into St Andrews Road. Turn right into Morton Road where the property will be clearly identified by our For Sale sign, on the right hand side.

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		
	65	78



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.