

Guide Price £149,950
12 Brooklyn Park, Exmouth, EX8 3AZ



- Spacious Purpose Built First Floor Flat • 2 Double Bedrooms (one with fitted wardrobes)
 - Lounge/Dining Room • Kitchen/Breakfast Room • Modern Shower Room/WC • Double Glazing And Electric Heating • Communal Grounds And Residents Parking • Early Viewing Recommended
- NO ONWARD CHAIN**



Accommodation

Ground Floor

Communal entrance door to communal hallway and stairs to the first floor.

First Floor

Private entrance door to:

Entrance Hall

Built-in storage cupboard. Built-in airing cupboard housing the electric water heater. Electric storage heater. Telephone point. Doors to:

Lounge/Dining Room 18'10" (5.74m) x 10'0" (3.05m)

Double glazed window to the front overlooking the communal gardens. Wall-mounted electric log effect fire.

Kitchen/Breakfast Room 12'9" (3.89m) Plus Recess x 7'1" (2.16m)

Double glazed window to the front overlooking the communal grounds. Range of base cupboard and drawer units. Wall-mounted units. Roll edge work top surfaces. Tiled splash back. Single drainer sink unit. Space for cooker with electric cooker point. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer.

Bedroom 1 14'2" (4.32m) x 9'1" (2.77m)

Double glazed window to the rear. 2 built-in wardrobes with sliding doors.

Bedroom 2 10'11" (3.33m) x 7'11" (2.41m)

Double glazed window to the rear. Electric storage heater. Telephone point.

Shower Room/WC

Modern suite comprising a quadrant shower cubicle with Triton electric shower. Pedestal wash hand basin. Close-coupled WC. Tiled walls. Heated towel rail. Extractor fan.



Externally

The property is surrounded by good sized and predominantly level communal gardens, which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. To one corner of the grounds is an area designated for washing lines. To the front of the development there is ample residents parking on a first come first served basis.

Tenure

The property is LEASEHOLD and we understand the current lease expires in July 2114. The freeholder is East Devon District Council. We believe the annual Service Charge of c. £600. We further understand this figure includes Ground Rent and Buildings Insurance.

Services

Mains Water, Drainage & Electricity are connected. Council Tax Band B

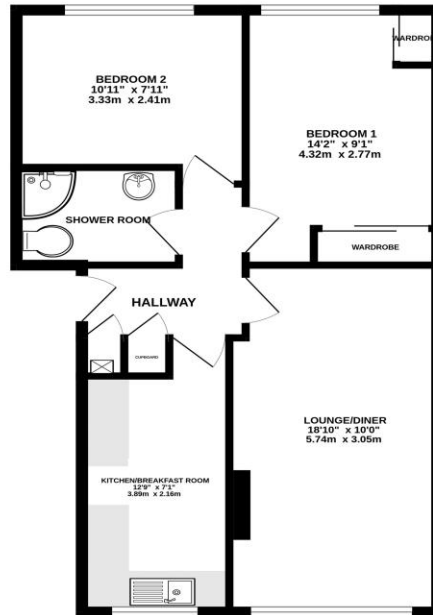
Mortgage Assistance

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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FIRST FLOOR



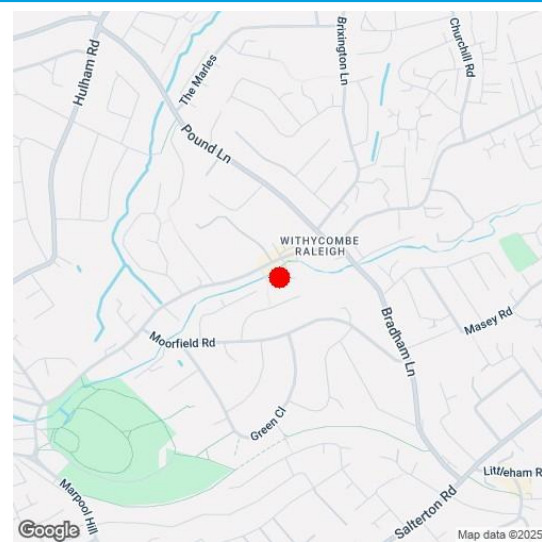
BROOKLYN PARK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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, turning right at the roundabout into The Parade. Continue into Exeter Road and take a right hand turning into Withycombe Road, just past The Park Hotel and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along the road turning right, opposite Jewsons, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.