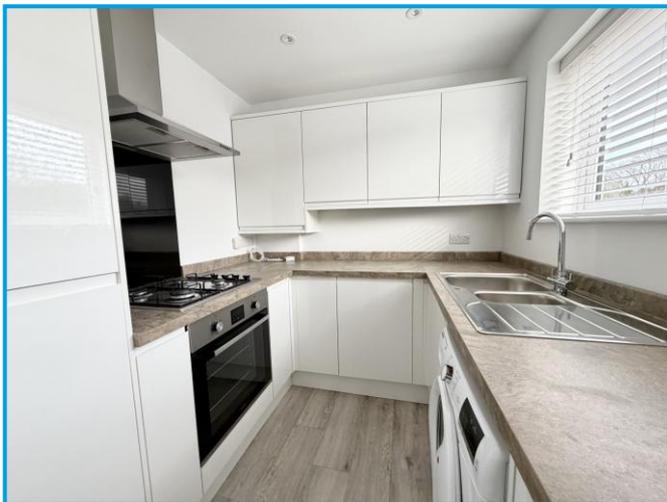


01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £192,500
10 Ashfield Close, Exmouth, EX8 4HE



- Purpose Built Ground Floor Flat • Self Contained, Modernised Throughout • Gas Central Heating & uPVC Double Glazing • Living Room With Brand New Carpet • Modern Fitted Kitchen With Appliances • 2 Bedrooms With Brand New Carpet • Modern Fitted Bathroom
- Garden, Garage, Long Lease, NO CHAIN



Accommodation

Ground Floor

Step up to own UPVC double glazed front entrance door leading to:

Entrance Hall

Radiator. Smoke alarm. Wooden flooring. Doors leading to both bedrooms, bathroom and:

Living Room 13'9" (4.19m) x 12'1" (3.68m)

2 uPVC double glazed windows to front with blinds. Radiator. Useful storage cupboard. Brand new fitted carpet. Door leading to:

Kitchen 8'2" (2.49m) x 6'11" (2.11m)

uPVC double glazed window to front with blinds. Newly fitted kitchen comprising cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. The washing machine in situ is included in the sale. Integrated fridge and freezer. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Wooden flooring.

Bedroom 1 14'7" (4.45m) x 9'1" (2.77m)

uPVC double glazed window to rear with blinds. Radiator. Newly fitted carpet.

Bedroom 2 11'4" (3.45m) x 7'0" (2.13m)

uPVC double glazed window to rear with blinds. Radiator. Brand new fitted carpet.

Bathroom

Obscure uPVC double glazed window to side with blinds. Newly fitted white suite of panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Wooden flooring. Useful linen storage cupboard.

Externally

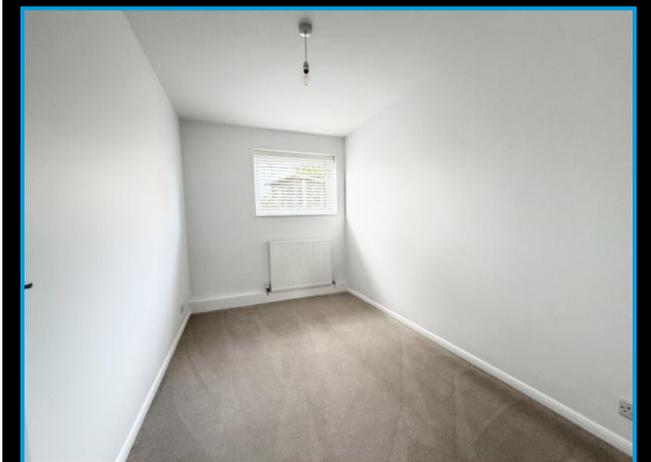
The property has a landscaped Rear Garden, which is later patio, is ideal for outdoor dining and sitting during the fine weather. Boundaries of timber panel fencing and low brick walling. Opposite the apartment is:

Garage 16'9" (5.11m) x 8'7" (2.62m)

Up and over door to front.

Tenure

The property is LEASEHOLD. We understand a 999 year lease was granted in the 1970's. The freeholder is Elmdon Real Estate. Ground rent of £40 per annum. Buildings Insurance of approximately £150 per annum.





Services

All mains services are connected. The property is on a water meter. Council Tax Band B

Mortgage Assistance

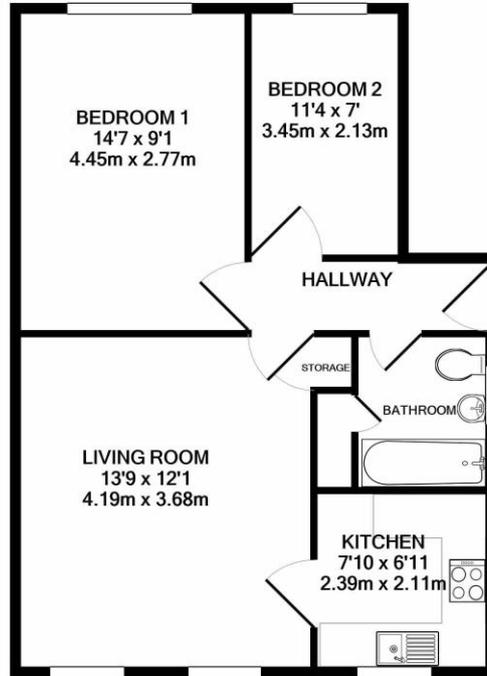
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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).

Agents Note

These are draft particulars and are awaiting vendors verification.



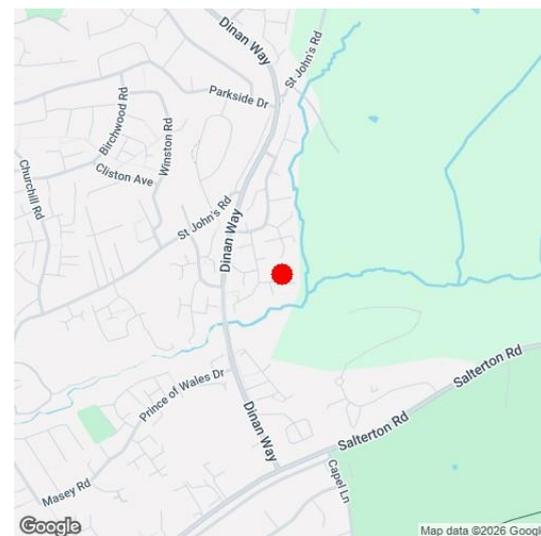
ASHFIELD CLOSE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 office in Exmouth Town Centre, proceed out of town, along Rolle Street, into Rolle Road, turning left at the roundabout along Salterton Road. After passing Tesco on the left, and at the traffic lights with Lidl turn left onto Dinan Way. Take the 3rd turning right into Meadow View Road and next right into Hawthorn Grove. Turn left into Ashfield Close where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.