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LINKS
ESTATE AGENTS

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Guide Price £230,000
2 Moor Park, 27 Douglas Avenue, Exmouth, EX8 2HH

• Spacious 2 Double Bedroom Ground Floor Apartment • Good Size Lounge/Dining Room With Access Onto A Private Sun Terrace • Modern Fitted Kitchen • Shower Room/WC • Gas Central Heating And Double Glazing • Delightful Mature Communal Grounds With Visitors Parking • Single Garage With Power • NO ONWARD CHAIN - SHARE OF THE FREEHOLD

Accommodation

Ground Floor
Communal entrance with security entry system leading to communal hallway. Private entrance door with side panel window to:

Hallway
Cloak hanging space. Radiator. Built-in storage cupboard. Doors to:

Lounge/Dining Room 17'5" (5.31m) x 13'10" (4.22m)
A spacious room. Double glazed window enjoying a pleasant outlook over the communal gardens. TVaerial point. Telephone point. Radiator. Double glazed door to:

Balcony/Sun Terrace
A private covered area with railings and enjoying a pleasant outlook over the communal grounds.

Kitchen 10'3" (3.12m) Plus Recess x 9'2" (2.79m)
Double glazed window to the front. Refitted with a modern range of base cupboard and drawer units with matching eye level units. Work top surfaces with upstand. Single drainer sink unit. Space and plumbing for a washing machine. Space for fridge/freezer. Integrated 4 ring induction hob. Cooker hood over. Integrated double oven. Unit housing Worcester gas fired boiler supplying domestic hot water and central heating. Radiator.

Bedroom 1 11'11" (3.63m) x 10'5" (3.18m)
Double glazed window overlooking the communal grounds. Range of built-in wardrobe/storage cupboards to one complete wall. Radiator.

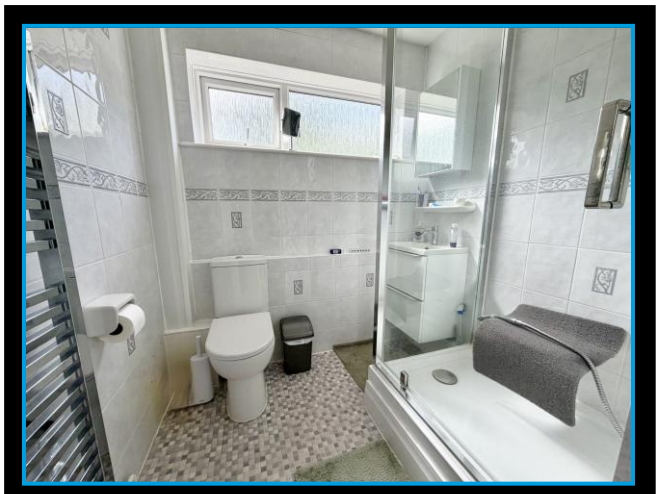
Bedroom 2 11'0" (3.35m) x 11'0" (3.35m)
Double glazed window to the front. Radiator.

Shower Room/WC
Double glazed window to the side. Modern white suite comprising a spacious glazed shower cubicle with built-in Mira Shower. Wash hand basin with cupboard below. Wall mounted mirror fronted cupboard over. Close-coupled WC. Heated towel rail. Tiled walls.

Externally
Moor Park stands in delightful and well tended mature communal grounds comprising areas of lawn with extensive borders stocked with a wide variety of trees, shrubs and herbaceous plants. Communal bin store and drying area. VISITORS PARKING

Garage 16'6" (5.03m) x 8'0" (2.44m)
Of single size with remote operated door. Power connected.

Tenure
We understand the property is held under a 999 year lease from 2006. Flat 2 benefits from owning a SHARE OF THE FREEHOLD. The current service charge is approximately £162 per calendar month.



Services
All mains services are connected. Council Tax band D

Mortgage Asistance
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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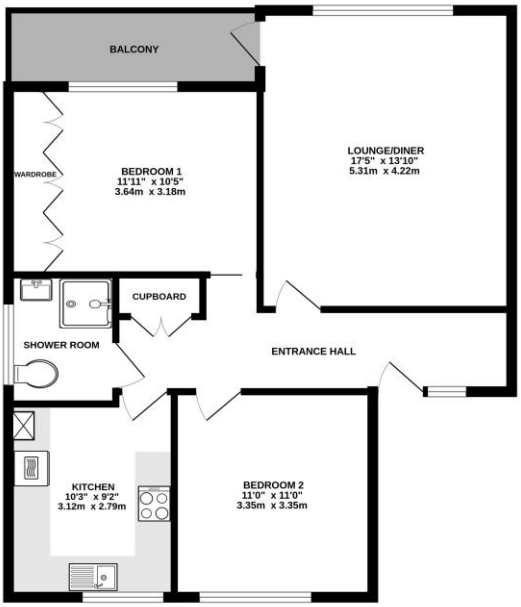
Agents Note
Please note these are draft particulars and are awaiting vendors verification.

GROUND FLOOR



MOOR PARK, DOUGLAS AVENUE

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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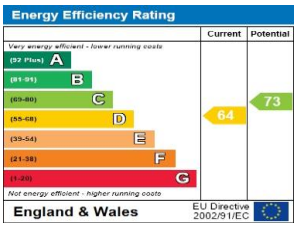
Directions

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road and at the mini roundabout, proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. Continue along, passing the Devon Court Hotel on the right hand side. Moor Park can be found on the left hand side a short distance past the left hand turning to Cranford Avenue.



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 guidline 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.