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LINKS
ESTATE AGENTS

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Guide Price £199,500

5 Windsor House, Windsor Square, Exmouth, EX8 1JX



- Well Presented Second Floor Flat • Far Reaching Exe Estuary & Haldon Hill Views • Gas Central Heating (Where Stated) & Double Glazing • Dual Aspect Living / Dining Room With Fireplace
- Modern Fitted Kitchen / Breakfast Room • 2 Double Bedrooms, Modern Fitted Shower Room
- Garage & Residents Parking • Walking Distance Of Town Centre & Train Station



Accommodation

Obscure uPVC external door, beneath pillared entrance porch, leading to:

Communal Hallway

Wall mounted letter boxes for each apartment. Staircase rising to 2nd floor.

Second Floor

Own entrance door, with spy hole, leading to:

Entrance Hall

Access to insulated loft space via trap door. Smoke alarm. Doors leading to both bedrooms, shower room and:

Living / Dining Room 16'7" (5.05m) x 12'1" (3.68m)

Dual aspect having uPVC double glazed window to side gaining views over Exmouth towards Woodbury Common and uPVC double glazed window to front with far reaching Exe Estuary and Haldon Hill views. Focal point of stone fireplace. 2 radiators. Coved ceiling. Door leading to:

Kitchen / Breakfast Room 11'11" (3.63m) x 9'7" (2.92m)

2 uPVC double glazed windows to front gaining those far reaching Exe Estuary and Haldon Hill views. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above. Eye level electric oven and grill. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Radiator. Useful walk - in storage cupboards that houses the electric trip switch fuse box and gas meter, with shelving. Further useful shelved storage cupboard.

Bedroom 1 12'4" (3.76m) x 10'6" (3.2m)

uPVC double glazed window to rear. Fitted shelved storage cupboard. Double wardrobe with hanging rail and the gas fired Combi boiler that supplies the central heating and domestic hot water.



Bedroom 2 9'4" (2.84m) x 7'10" (2.39m)

uPVC double glazed window to rear. Radiator.

Shower Room

Modern fitted white suite of triple shower cubicle with thermostatically controlled shower unit and tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Tiling and splashback's to walls. Heated towel rail. Extractor fan.

Externally

There are communal gardens to the front of the building which are planted to provide year round interest and colour, the remainder is being laid to patio including path to the communal front entrance door.



Garage & Parking 15'10" (4.83m) x 8'2" (2.49m)

Up and over door front. There is a forecourt to the side of the garages, where residents can park on a 'first come, first served' basis.

Tenure

The property is LEASEHOLD. We understand a 199 year lease was granted in December 1974. Ground Rent is £25 per annum. The Service Charge for 2025 was £1,087. Building Insurance of approx. £253 per annum.

Services

All main services 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

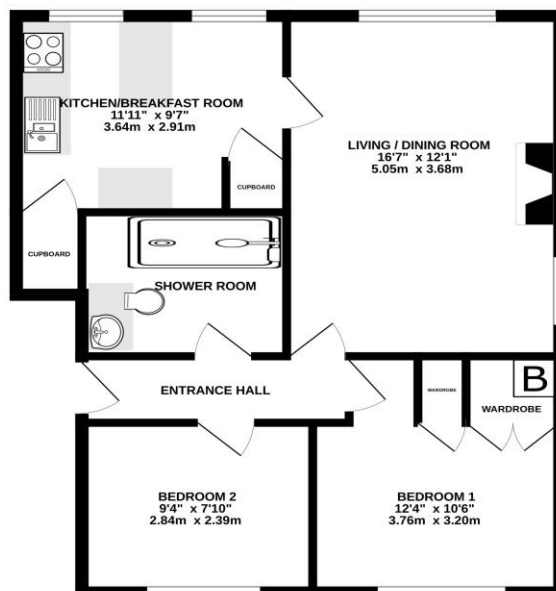
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Agents Note

These are draft particulars and are awaiting vendors verification.



SECOND FLOOR



WINDSOR SQUARE, EXMOUTH

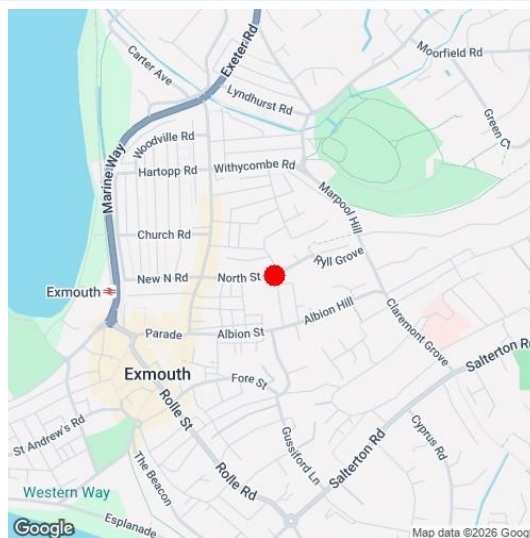
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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Directions

From our prominent Town Centre office, turn right into Rolle Street, passing The Strand Gardens. At the roundabout, turn right into The Parade and continue into Exeter Road. After Exmouth Library, turn right into North Street. Windsor House will be found straight ahead, at the junction with Windsor Square, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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.