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**LINKS**  
ESTATE AGENTS

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**Guide Price £155,000**  
**36 Brittany Road, Exmouth, EX8 5SG**



- Self Contained & Purpose Built 2 Bedroom Flat • Popular Residential Location • uPVC Double Glazed & Electrically Heated (where stated) • Well Proportioned Living Room • Modern Kitchen With Fridge, Freezer, Oven, Hob & Hood • Double Bedroom & Small Single/Dressing Room/Study • Modern Fitted Bathroom • Off Road Parking. Long Lease. NO ONWARD CHAIN



Access to:

#### **Storm Porch**

Courtesy lighting. Tiled flooring. Access to a small storage cupboard ideal for refuse storage. uPVC double glazed door with a small inset window, leading to:

#### **Ground Floor**

##### **Hallway**

High level electric trip switch fuse box. Dado rail. Smoke alarm Staircase rising to the first and leading to:

##### **First Floor**

##### **Living Room 12'4" (3.76m) Plus Recess x 11'2" (3.4m) Plus Recess**

2 x Windows to front. Coved ceiling. Wall mounted electric heater. Remote controlled electric fireplace feature. Door leading to:

##### **Hallway**

Access to an insulated loft space via a trap door that has a ladder attached. Useful airing cupboard that has slatted shelving and houses a hot water tank. Doors leading to:

##### **Kitchen**

Window to rear. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with wood effect roll edged work surfaces and tiled splash backs above. Built in four ring induction hob with an electric oven below and a filter above. Integrated fridge and freezer. Space and plumbing for a washing machine. Further appliance space if required. Inset stainless steel single sink and drainer unit with mixer tap above. Laminate flooring.

##### **Bedroom 1 10'0" (3.05m) x 8'8" (2.64m)**

Window to rear. Wall mounted electric heater.

##### **Bedroom 2 8'6" (2.59m) x 5'1" (1.55m)**

Window to side. This room could be used as a small bedroom, study or dressing room.

##### **Bathroom**

Modern fitted white suite comprising of a panelled bath that has a thermostatically controlled shower and a splash screen. Low level WC. Pedestal wash hand basin. Attractive Fully tiled walls and flooring. Electric heated towel rail. Extractor fan.

##### **Externally**

##### **Parking**

To front of the property is a paved driveway that provides off road parking for 1 motor vehicle.

##### **Tenure**

The property is LEASEHOLD and is held on a 999 year lease from 1980. The vendor insures the property. Any external maintenance is split 50 / 50 with the ground floor flat.





### Services

Mains electric, water and drainage are connected. Council tax band B. The property is on a water meter.

### 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

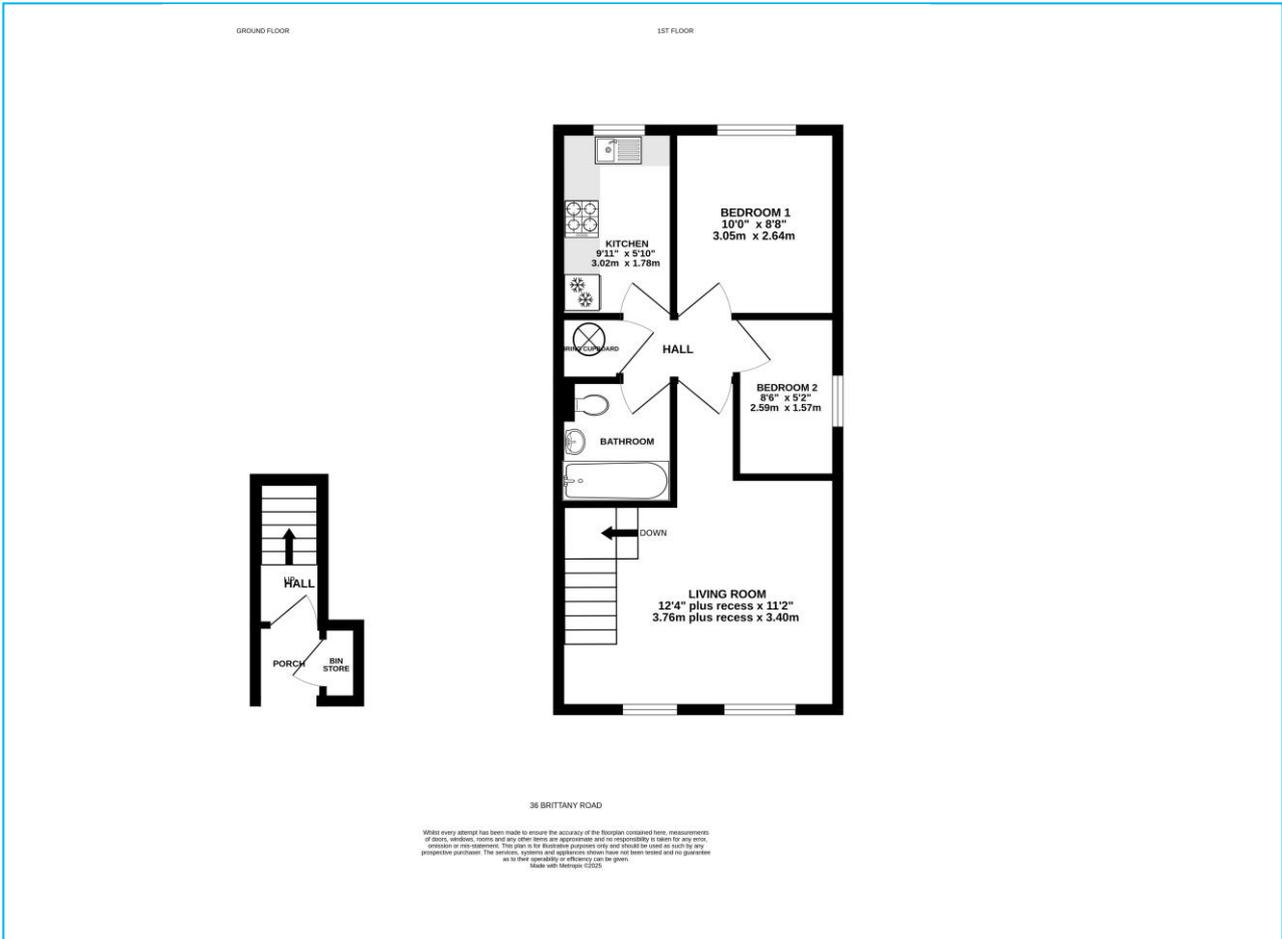
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

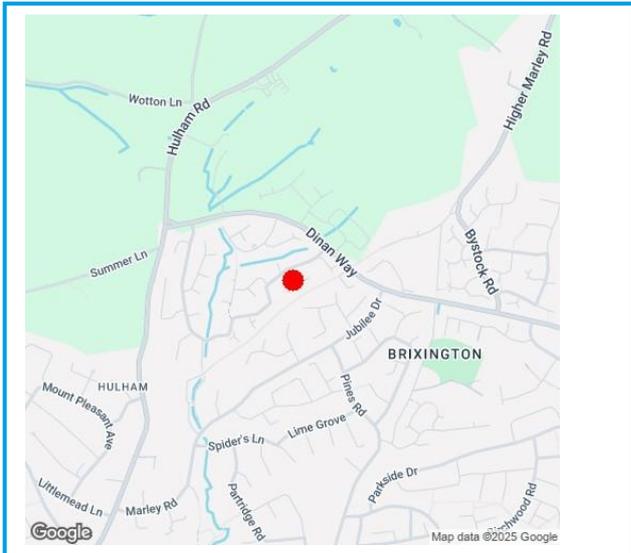




**Directions**

From our prominent town centre office turn right down Rolle Street and then take a left at the first roundabout and proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Continue along this road and take the second turning left into Brittany Road, left again, where the property will be found at the top of this road, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
57	78
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](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.