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**LINKS**  
ESTATE AGENTS

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**Guide Price £184,950**  
**21 Woodfield Close, Exmouth, EX8 4HA**



- Self Contained First Floor Flat • Gas Central Heating & Double Glazing
- Living Room, Separate Kitchen • 2 Good Sized Bedrooms • Wet Room With White Suite
- Own Garden, Garage To Rear • Long Lease, Cul-De-Sac Location
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Own uPVC double glazed front entrance door leading to:

#### Entrance Lobby

High level electric trip switch fuse box. Staircase rising to first floor.

### First Floor

#### Landing

uPVC double glazed window to side. Radiator. Smoke alarm. Access to loft storage space. Doors leading to both bedrooms, wet room and:

#### Living Room 13'8" (4.17m) x 12'3" (3.73m)

uPVC double glazed picture window to front. Radiator. Useful storage cupboard. Door leading to:

#### Kitchen 7'10" (2.39m) x 6'11" (2.11m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback`s. Stainless steel single sink and drainer unit with mixer tap. The gas cooker and washing machines in situ are included in the sale. Space for freestanding fridge/freezer et cetera. Wall mounted gas fire Combi boiler that supplies central heating and domestic hot water.

#### Bedroom 1 14'10" (4.52m) x 9'1" (2.77m)

uPVC double glazed window to rear. Radiator.

#### Bedroom 2 11'7" (3.53m) x 7'7" (2.31m)

uPVC double glaze window to rear. Radiator. Useful bulkhead storage cupboard / wardrobe.

#### Wet Room

Obscure uPVC double glazed window to side. Wall mounted electric shower, splashback`s to ceiling height and splash screen. White suite of low level WC and pedestal wash hand basin. Heated towel rail. Linen storage cupboard.





### Externally

The property has its own enclosed garden to the rear, having ease of maintenance in mind, being laid mainly to shingle with timber panel fencing and brick wall boundaries. Timber garden gate giving front pedestrian access. To the rear of the property and within a block is:

### Garage

Up and over door to front.

### Tenure

The property is LEASEHOLD. A 999 year lease was granted in December 1975. The freeholder is Elmdon Real Estates LLP. We understand the Ground Rent is £40 per annum. Service Charges are on an `as and when basis` with the ground floor flat.

### Services

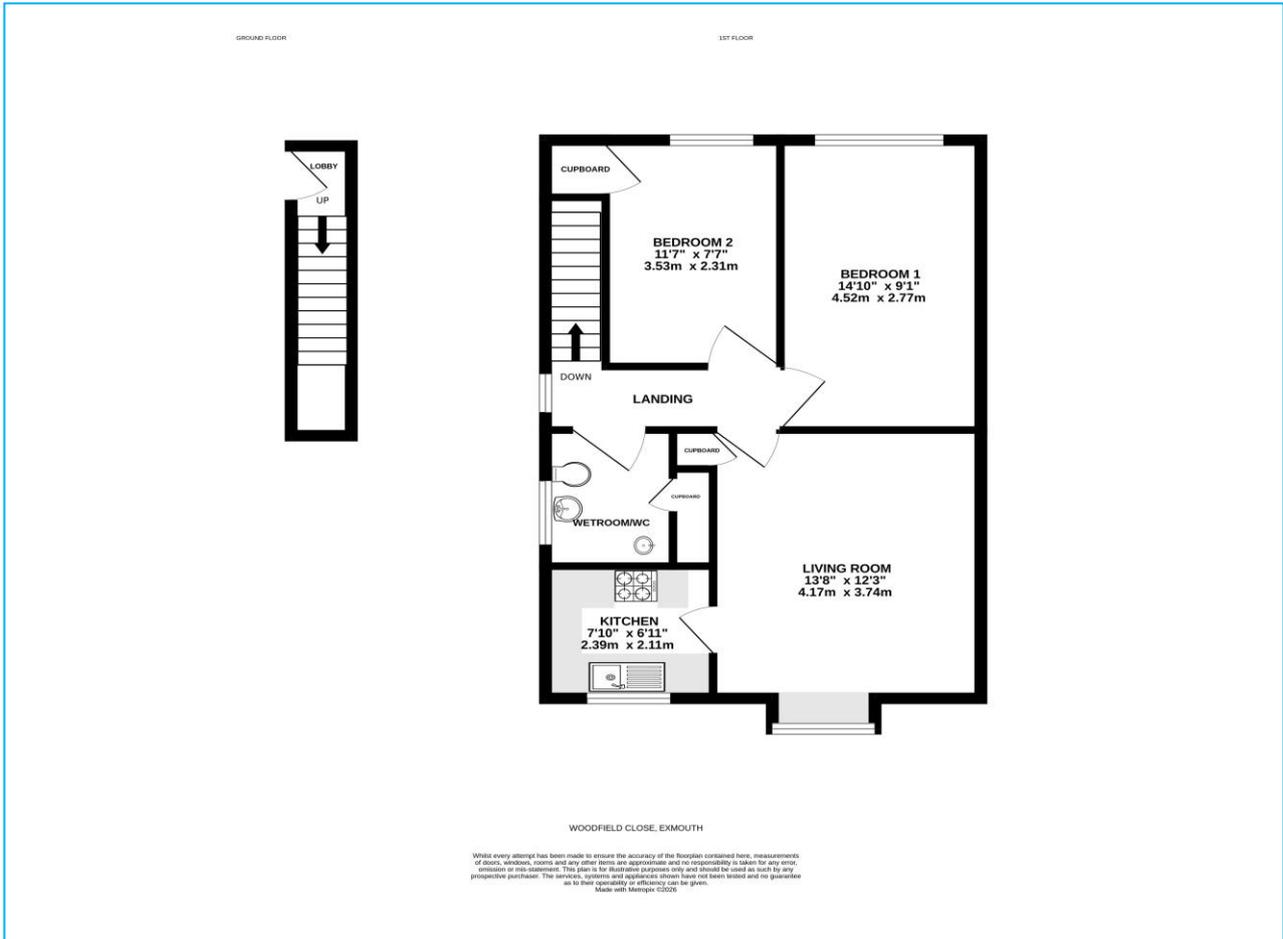
All mains services are connected. The property is on a water meter. Council Tax Band B

### 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

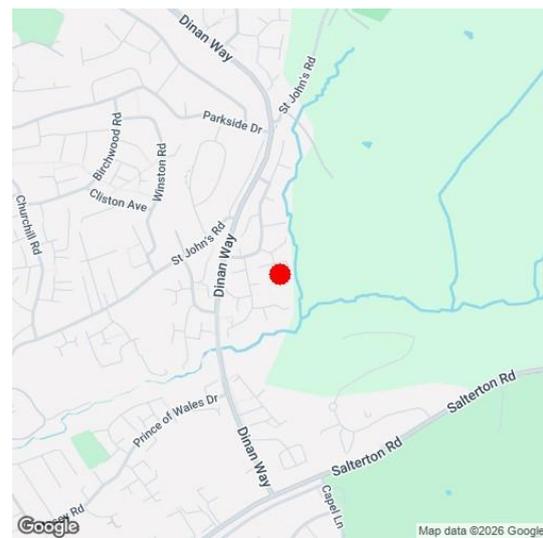
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**Directions**

From our prominent Town Centre office, proceed out of town 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 as the road bends to the left, Woodfield Close will be found on the right hand side. The property will be found towards the end of the cul-de-sac 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	76
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.