01395 222350

LINKS ESTATE AGENTS

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

Guide Price £205,000
Flat 2, St Trinians, 11 Portland Avenue, Exmouth, EX8 2BS







• Well Presented First Floor Maisonette • Sought After Avenues Location • Bright & Airy Living Room • Modern, Stylish Kitchen/Dining Room • 2 Double Bedrooms • Bathroom WC & Second Cloakroom / WC • Single Garage & Communal Gardens • 999 Year Lease, Share Of Freehold
NO ONWARD CHAIN









Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach approximately two and a half miles long, with cliff top walks towards Budleigh Salterton and Sidmouth. The sought after Marina is nearby with local restaurants, chandlery and health spa. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distance. This property is situated in a sought after residential area, and needs to be seen to be appreciated.

At the rear of the building, a staircase rises to first floor, with outer door to Flat 2.

First Floor

uPVC outer opens into entrance foyer. a door to the right opens to:

Cloakroom
Low level WC. Extractor fan.

Kitchen / Dining Room 16'1" (4.9m) Max x 13'4" (4.06m) Max
Dual aspect having 2 double glazed windows to rear and double glazed window to side, blinds included. The kitchen is fitted with a matching range of cupboard and drawer storage units with work surfaces over. Circular inset stainless steel sink unit with mixer tap over. Built in electric oven and 4 ring induction hob with filter hood over. Integrated dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Built in cupboard that also has the gas fired combi boiler, with further over head storage cupboard. 2 Radiators. Inset spotlights to ceiling. Hard wired heat sensor. Staircase rising to first floor. Part glazed and wooden door opening into:

Living Room 16'0" (4.88m) Max x 12'7" (3.84m) Max
3 double glazed windows to front aspect, blinds included. Radiator. Coving to ceiling.

Second Floor Landing
Loft access. Built in cupboard with hanging rail and shelving. Fitted smoke alarm. Radiator. Doors to both bedrooms and bathroom.

Bedroom 1 13'4" (4.06m) x 12'0" (3.66m) To Alcove
Double glazed window to rear. Wardrobes in the alcove to be included in the sale. Central heating radiator.









Bedroom 2 12'8" (3.86m) Max x 8'5" (2.57m)
Double glazed window to front aspect. Central heating radiator. Telephone point.

Bathroom
White suite comprising panelled with shower over, folding shower screen. Low level WC. Pedestal wash hand basin. Complimentary wall tiling. Heated chrome ladder rail. Dimplex electric wall heater.

Parking
There are parking areas within the grounds of 11 Portland Avenue. Furthermore, Apartment 2 St Trinians includes:.

Garage 16'4" (4.98m) x 8'5" (2.57m)
Up and over door to front

Tenure
The property is LEASEHOLD with 999 years and has a 1/6 share of the freehold.
There are 6 apartments in St Trinians; each apartment pays a percentage of the maintenance determined by their floor space. Apartment 2 pays a 19.5% share.
The grounds are communal with 1/12 share being contributed towards costs.
The garages are communal with 1/11 share being contributed towards costs.
Apartment 2 St Trinians currently pays £123 per month to the block management company. This covers its share of the management fee, service charges, building insurance, gardening and a garage maintenance fund.

Services
All mains services are connected. Council Tax Band B.

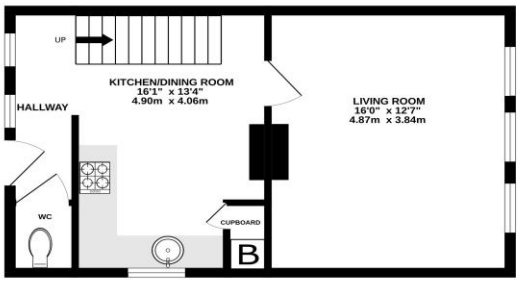
Mortgage Assistance
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

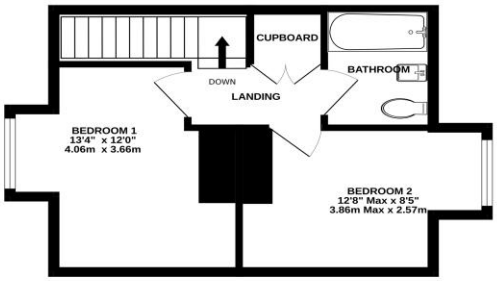
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Agents Note
These are draft particulars and are awaiting vendors verification

FIRST FLOOR



SECOND FLOOR

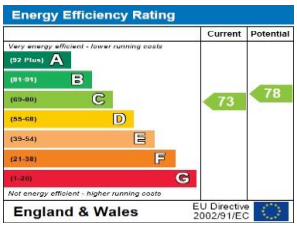


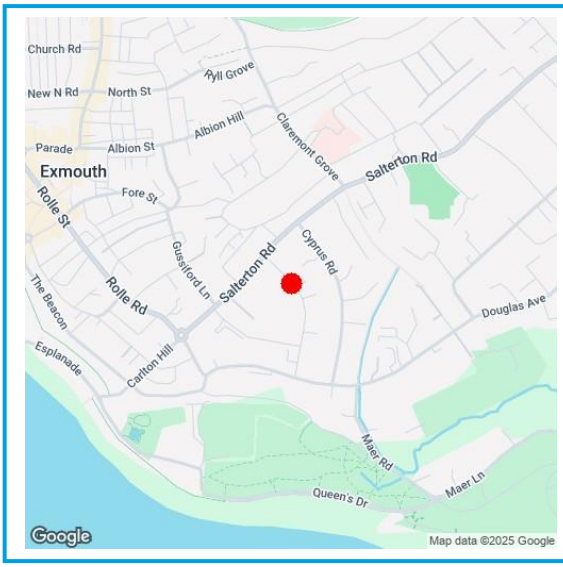
PORTLAND AVENUE, EXMOUTH

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 along Rolle Street and into Rolle Road. Turn left at the mini roundabout onto Salterton Road. Take the third turning on the right in Portland Avenue. St Trinians will be found along this road on the left hand, side clearly identified by our For Sale sign





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.