

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £199,950**

**101 Exeter Road, Exmouth, EX8 1QE**



- Very Well Presented Ground Floor Flat • Gas Central Heating & uPVC Double Glazing • Bay Fronted Living / Dining Room • Modern Fitted Kitchen • 2 Double Bedrooms, Modern Fitted Bathroom • Enclosed Courtyard Garden, Further Shared Garden Area • Single Garage To Rear Of Property • NO ONWARD CHAIN





## Ground Floor

Step up to uPVC double glazed front entrance door leading to:

## Communal Porch

Ornate coving. High level stained glass window. Open to:

## Communal Hallway

Wall mounted electric fuse box. Meter box. Ornate archway. Ornate coving. Main front entrance door leading to:

## Entrance Hall

Useful under stairs storage cupboard with further storage area to the side. Doors leading to kitchen, bedroom 2 and:

## Living / Dining Room 15'6" (4.72m) Into Bay x 15'3" (4.65m)

Walk in bay window to front. Focal point of a fitted electric fire within a fireplace having a granite hearth and back with a wooden mantle and surround. Radiator. Ornate coving. Gas meter cupboard. High ceilings. Ceiling rose.

## Bedroom 2 13'4" (4.06m) x 12'7" (3.84m)

Window overlooking rear courtyard. Radiator. Ornate coving. Ornate coving. High ceiling.

## Kitchen 8'7" (2.62m) x 7'11" (2.41m)

External stable door to side leading to courtyard garden. Window to side. Range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching splash backs above. Stainless steel single sink and drainer unit with mixer tap above. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated slim line dishwasher. Space for a free standing fridge/freezer. Space and plumbing for washing machine. Radiator. Door leading to:

## Inner Hallway

Doors leading to bathroom and:

## Bedroom 1 13'11" (4.24m) x 11'4" (3.45m)

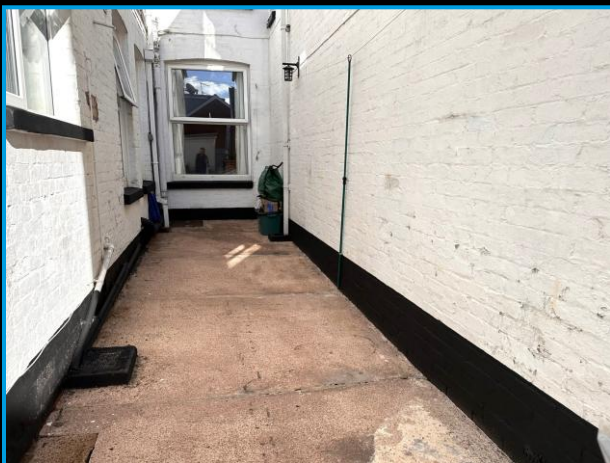
A dual aspect room with uPVC double glazed external door to rear leading out to the shared courtyard, window adjacent and a further window to side. Radiator.

## Bathroom

Obscure glazed window to side. Fully tiled walls. Modern white suite comprising panelled bath with a thermostatically controlled shower unit over. Low level WC. Pedestal wash hand basin. Radiator. Airing cupboard that has slatted shelving and houses the gas fired combi boiler which supplies the central heating and domestic hot water.

## Externally

The property has its own enclosed and easy to maintain Rear Courtyard with a timber gate providing rear pedestrian access. This leads to a shared and easy to maintain courtyard garden with the upstairs flat. A pathway then gives access to a garden gate, that leads to:



### Garage 16'8" (5.08m) x 8'4" (2.54m)

Up and over door to front. Power and light connected.

### Tenure

The property is LEASEHOLD. There are approx 108 years remaining on the lease. The Freeholder lives in and owns the first floor flat and all maintenance is 50 / 50 on an 'as and when' basis. Building insurance is split 50 / 50 with the contribution being £350 for the current year.

### 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

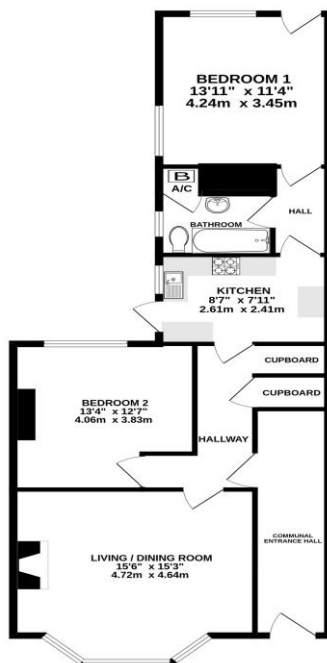
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### Agents Note

These are draft particulars and they are awaiting vendors verification



GROUND FLOOR



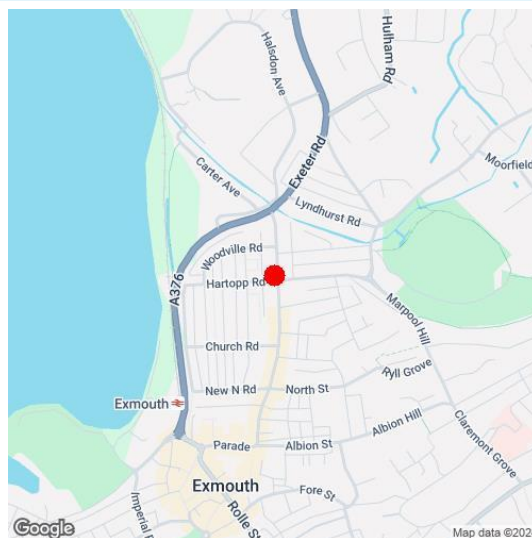
GFF, 101 EXETER ROAD EXB 1QE

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 down Rolle Street towards The Strand and turn right at the roundabout into The Parade. Proceed along and into Exeter Road. The property will be found on the left hand side, just past the turning with Hartopp Road, clearly identified by our For Sale sign

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 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.