



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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Flat 3 HaldonCourt, Cauleston Close,
Exmouth, EX8 3LX

GUIDE PRICE
£229,950
TENURE Share of Freehold



A Beautifully Presented Ground Floor Flat Enjoying A Convenient Cul-De-Sac Location With Its Own Front And Rear Gardens Offered For Sale With No Onward Chain

Upvc Double Glazed Windows * Gas Central Heating From Modern Boiler
Attractive Lounge/Dining Room * Modern Kitchen/Breakfast Room * Two
Double Bedrooms * Modern Bathroom Suite * Own Enclosed Rear Garden
Viewing Recommended

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THE ACCOMMODATION COMPRISES: Communal entrance with post box, main private front door giving access to:

RECEPTION HALL: Radiator, linen cupboard with slatted shelving, fitted coats cupboard.

LOUNGE/DINING ROOM: 5m x 3.51m (16'5" x 11'6") uPVC double glazed window to front aspect, radiator, TV point, telephone point.

KITCHEN/BREAKFAST ROOM: 3.45m x 2.97m (11'4" x 9'9") Stylishly fitted with range of patterned gloss finished work surfaces with matching splashbacks and tiled surrounds over, inset one and a half bowl single drainer sink unit. Cupboards, drawer units, plumbing for automatic washing machine beneath worktops, integrated fridge and freezer, inset electric hob with tiled splashback and built-in oven below, wall mounted cupboards, wall mounted modern Ideal gas boiler for hot water and central heating, radiator, TV point, uPVC double glazed windows, uPVC double glazed window overlooking the rear aspect and uPVC double glazed door giving access to outside to the enclosed rear garden.

BEDROOM 1: 3.84m x 3.2m (12'7" x 10'6") uPVC double glazed window to front aspect, radiator, fitted shelved cupboard.

BEDROOM 2: 3.2m x 2.69m (10'6" x 8'10") uPVC double glazed window to rear aspect, radiator.

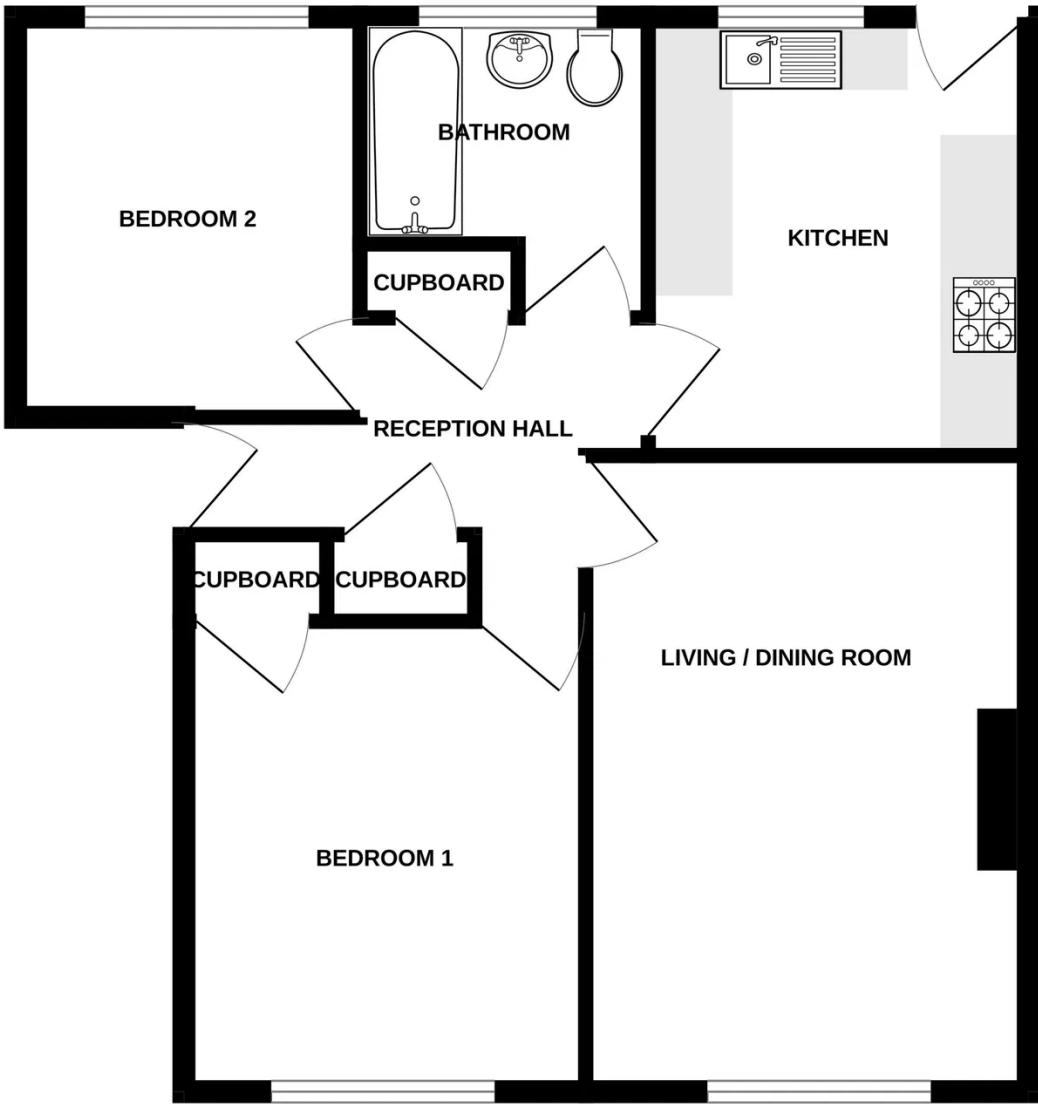
BATHROOM/WC: 2.26m x 1.91m (7'5" x 6'3") Comprising of bath with Mira shower over, with folding shower splash screen, pedestal wash hand basin, WC with push button flush, attractive tiling to splash prone areas, chrome heated towel rail, mirror fronted medicine cabinet, corner cabinet, uPVC window with frosted glass.

OUTSIDE: To the front of the property is a decorative stone garden area. To the rear there is a private enclosed garden attractively planned with ease of maintenance in mind comprising of decked and patio sun terrace, ideal for outside entertaining and garden store. Outside tap and lighting. Rear gate gives access to service lane which leads around to the front of the property.

TENURE: The flat is held on a 199 year lease dated from 1959 and has a one eighth share of the freehold. Ground Rent and Building Insurance to be confirmed.

FLOOR PLAN:

GROUND FLOOR



CAULESTON CLOSE, 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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