



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) 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 | EU Directive 2002/91/EC | |

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21C Morton Crescent, Exmouth, EX8 1BG

GUIDE PRICE
£500,000
TENURE Leasehold



An Extremely Spacious Three Bedroom Apartment Occupying The Upper Two Floors Of This Period Building Enjoying Stunning Sea & Estuary Views, With Own Front Garden And Three Parking Spaces

LARGE LOFT SPACE WITH PLANNING PERMISSION IN PLACE TO CONVERT REF 24/0774/FUL

Sea & Estuary Views * Spacious Lounge/Dining Room * Split Level Landing With Access To Kitchen/Breakfast Room With Built In Appliances * Three Bedrooms (One with En Suite WC) * Bathroom/WC * Ideal Permanent Or holiday Home Retreat

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE:

With staircase to first floor; private front door with staircase leading to upper floor:

LOUNGE: 5.61m x 4.34m (18'5" x 14'3")

A most spacious and elegant room with fireplace and sliding patio doors opening on to SUN BALCONY with fantastic uninterrupted views.

KITCHEN/BREAKFAST ROOM: 6.17m x 2.87m (20'3" x 9'5")

Enjoying estuary views. With a range of built in appliances which includes electric hob; oven with extractor fan over; integrated dishwasher; wall mounted gas boiler for domestic hot water and central heating.

BEDROOM ONE: 4.88m x 4.19m (16'0" x 13'9")

With access to en-suite cloakroom/WC; double glazed window enjoying estuary views to the rear aspect.

BEDROOM TWO: 3.96m x 2.49m (13'0" x 8'2")

A good size double bedroom with wash hand basin; double glazed window to front and side aspects and enjoying estuary views.

BEDROOM THREE: 4.32m x 2.74m (14'2" x 9'0")

Double glazed window to front aspect gaining wonderful coastline views.

BATHROOM/WC: 3m x 1.91m (9'10" x 6'3")

Comprising bath; wash hand basin; WC; double glazed window.

OUTSIDE:

The property enjoys it's own area of garden to the front of the property overlooking the sea front and three parking spaces.

TENURE AND OUTGOINGS:

The property is held on 125 year lease with approximately 110 years remaining. Maintenance 1/4 share on an as and when basis.

FLOOR PLAN:

