




Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	75	77		
A				
(81-91)				
B				
(69-80)				
C	75	77		
(55-68)				
D				
(39-54)	75	77		
E				
(21-38)				
F	75	77		
(1-20)				
G	75	77		
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				
				

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Flat 15 St. Hilarian, 23 Portland Avenue, Exmouth, EX8 2BS

GUIDE PRICE  
**£340,000**  
TENURE Shared Freehold



**A Spacious And Self-Contained Garden Apartment Forming Part Of A Favoured Development Ideally Located Only A Short Distance From The Seafront And Within Walking Distance Of The Town Centre And Amenities**

Private Entrances \* Well Appointed Kitchen/Breakfast Room Attractive Lounge With Double Doors Opening Onto The Patio Sun Terrace And Communal Gardens Beyond Three Bedrooms \* Stylish Bathroom/Wc And Shower Room/Wc \* Gas Central Heating Double Glazed Windows \* No Onward Chain



**Flat 15 St Hilarian, 23 Portland Avenue, Exmouth, EX8 2BS**

St. Hilarian was constructed in 2001 and comprises of 16 apartments. The development enjoys an enviable location only a short distance from the sea front and within walking distance of the town centre. There is a bus service to Exeter which is approximately 10 minutes walk away in Salterton Road. The apartment is offered for sale with no onward chain, the property enjoys level access through the main building, the communal gardens or alternatively its own private entrance to the rear of the building. The apartment offers spacious and thoughtfully planned accommodation and also benefits from its own parking space, viewing is highly recommended.

**THE ACCOMMODATION COMPRISES:** The property can either be entered via level access through the communal gardens or to the rear of the building via external staircase with lighting leading down to a private front door giving access to:

**ENTRANCE VESTIBULE:** Radiator, electric consumer unit, alarm panel, inner door leading to spacious:

**RECEPTION HALL:** A fine entrance to the property with door entry telephone, radiator, smoke detector, good size coats cupboard with slatted shelving.

**SITTING ROOM:** A charming room with picture windows and double glazed double doors giving access to the sun terrace and beautifully tended communal gardens beyond. The room itself is extremely bright with a TV point, telephone point, radiator and wall lighting.

**KITCHEN/BREAKFAST ROOM:** A most spacious and well equipped kitchen fitted with a range of wood effect worktops with tiled surrounds, inset one and a half bowl single drainer sink unit with base cupboards, drawer units, integrated dishwasher, fridge, freezer, plumbing for automatic washing machine. Inset four ring gas hob with stainless steel chimney style extractor hood over with light, wall mounted kitchen units incorporating two display cabinets with light. Built in oven with display surface over, radiator, telephone point, double glazed windows to front aspect, ceiling spotlighting.

**BEDROOM 1:** Double glazed window to front aspect, TV point, telephone point.

**EN-SUITE BATHROOM/WC:** Beautifully and stylishly fitted, comprising bath with shower unit over, shower curtain and rail, wash hand basin set in display surface with cabinets below, fitted mirror over with integrated light, shaver socket, WC with concealed cistern, fitted medicine cabinets, chrome heated towel rail, extractor fan.

**BEDROOM 2:** Fitted with quality full width wardrobes with sliding mirror fronted doors, an ideal guest suite with uPVC double glazed window, TV point, radiator, access to:

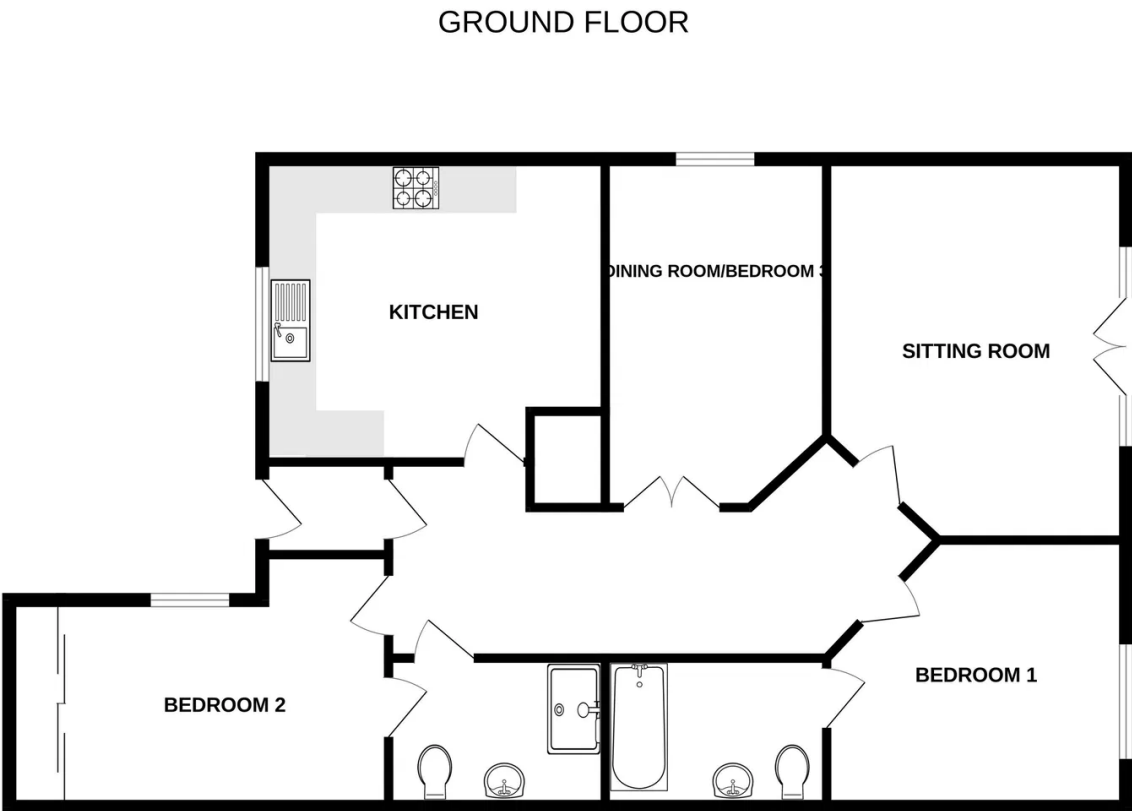
**EN-SUITE SHOWER ROOM/WC:** (Also accessed from reception hall). Stylishly fitted with ease of access shower cubicle with shower unit and sliding shower splash screen doors, pedestal style vanity wash hand basin with fitted over with integrated light, shaver socket, WC with concealed cistern, medicine cabinet, heated towel rail.

**BEDROOM 3:** A versatile room and used as a separate dining room if required, with uPVC double glazed window, radiator.

**OUTSIDE:** The development is ideally situated within easy reach of the seafront and accessed block paved entrance. The apartment benefits from an allocated parking space located to the rear of the property by the private entrance of the apartment. St. Hilarian enjoys beautiful tended and generously sized communal gardens which are mainly laid to lawn with colourful flower and shrub borders. By the private front door the property the apartment benefits from a private patio sun terrace area, wonderfully positioned to obtain the best of the morning sun. The apartment also enjoys a good size patio sun terrace ideal for outside entertaining with direct access to the communal gardens.

**TENURE & OUTGOINGS:** The property is held on a 999 year lease and also benefits from a share of the freehold. The Service Charge is: £659.39 paid every six months. St. Hilarian has the usual covenants which include the following restrictions: No pets are permitted and No holiday lets.

**FLOOR PLAN:**



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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