



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		
	73	86
England & Wales		
EU Directive 2002/91/EC		
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Flat 18 Pencarwick House, Louisa Terrace, Exmouth, EX8 2BB

GUIDE PRICE
£280,000
TENURE Leasehold



A Spacious Purpose Built First Floor Apartment Enjoying An Enviably Location Just Off Exmouth Sea Front

View Towards The Sea * Lift And Stairs To All Floors * UPVC Double Glazed Sash Style Windows * Well Presented Communal Areas * Entrance Hall And Cloakroom/WC * Lounge/Dining Room With Sun Balcony * Modern Well Equipped Kitchen * Three Bedrooms Bathroom/WC * Communal Gardens Single Garage In A Block * No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal hallway with stairs and lift to first floor; front door with spy hole to:

Access to cloaks cupboard; glazed panelled door to inner hall.

CLOAKROOM/WC: Comprising of a space saver wash hand basin with chrome mixer tap and gloss finish cupboards beneath; WC with push button flush with display surface over; fully tiled walls; extractor fan; tiled flooring.

INNER HALLWAY: Coved ceiling; cupboard housing water tank; door to:

LOUNGE/DINING ROOM: 15' 4" x 14' 0" (4.67m x 4.27m) A bright dual aspect room with UPVC double glazed sash style windows enjoying outlook towards the sea; fire surround; television point; telephone point; coved ceiling; UPVC double glazed door giving access to:

COVERED SUN BALCONY: With views to the sea; and access to storage cupboard.

KITCHEN: 11' 8" x 8' 4" (3.56m x 2.54m) Fitted with a range of units comprising of wood work surfaces incorporating an inset stainless steel single drainer sink unit with mixer tap over; cupboards, drawer units and plumbing for automatic washing machine beneath; inset four ring electric hob with extractor hood over; built-in oven with cupboards above and below; further worktops with drawer units and built-in fridge and freezer with integrated unit fronts with dresser unit over; attractive patterned tiled walls; UPVC double glazed sash style windows.

BEDROOM ONE: 13' 4" x 10' 1" (4.06m x 3.07m) With glazed panelled sash secondary glazed sash windows overlooking the covered sun balcony; coved ceiling; telephone point; fitted wardrobes incorporating dressing table area with fitted mirror and light.

BEDROOM TWO: 11' 3" x 10' 11" (3.43m x 3.33m) A bright dual aspect room with UPVC double glazed sash style windows; coved ceiling.

BEDROOM THREE: 7' 11" x 7' 3" (2.41m x 2.21m) UPVC double glazed sash style window; coved ceiling.

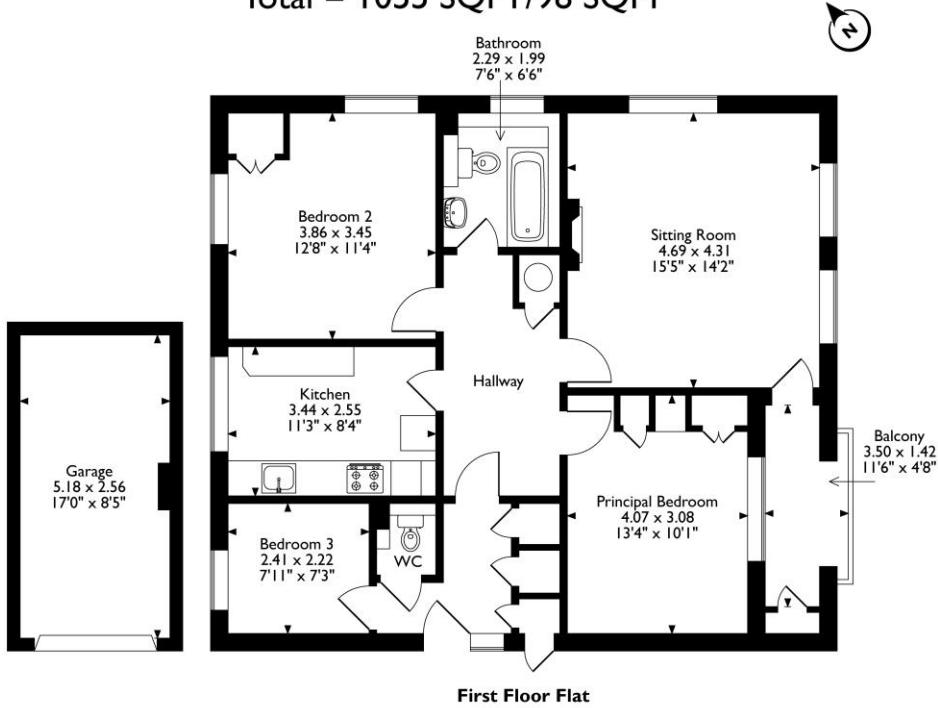
BATHROOM/WC: Fitted with a modern white suite comprising of a bath with Mira shower over and shower splash screen; pedestal wash hand basin; WC; heated towel rail; fully tiled walls; UPVC double glazed sash style window fitted with patterned frosted glass.

OUTSIDE: The property benefits from communal gardens which are mainly laid to lawn. Located to the opposite side of Louisa Terrace there is a further area of garden which is for the use of the residence of Pencarwick House and again comprises of a lawned area of attractive and mature colourful flower and shrub borders. These gardens have the benefit of stunning views over the Exmouth sea front and coastline beyond. 18 Pencarwick House also has the benefit of a garage located in a block close by with up and over door. Access to the property is from Trefusis Terrace.

TENURE AND OUTGOINGS: 18 Pencarwick House has a 19th share of the freehold and is also held on a lease with approximately 178 years remaining. The property is being managed by a professional management company. Maintenance: £700 per annum. Ground Rent: £125 per month.

FLOOR PLAN:

Pencarwick House, Louisa Place, Exmouth, Devon
Approximate Gross Internal Area
Main House = 915 SQFT/85 SQM
Garage = 140 SQFT/13 SQM
Total = 1055 SQFT/98 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.