



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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Flat 1, 70a Exeter Road, Exmouth, EX8  
1PY

GUIDE PRICE

£189,950

TENURE Freehold



**A Spacious And Extended Ground Floor Flat Ideally Located Close To Amenities And Only A Short Distance From The Town Centre, Sea Front And Train Station**

Living Room And Utility Area \* Kitchen/Dining Room \* Two Good Size Bedrooms \* Shower Room/Wc \* Cloakroom/Wc \* Own Rear Garden \* Gas Central Heating \* Double Glazed Windows \* For Sale With No Ongoing Chain



**Flat 1, 70a Exeter Road, Exmouth, EX8 1PY**

This spacious extended ground floor flat offers versatile accommodation, ideally located to the town centre. The flat can be entered either through the communal front entrance, hallway or via a lane to the rear which takes you to the flat through the garden. The flat benefits from spacious accommodation and can be arranged either as a one bedroom flat with two living areas or two large double bedrooms. It benefits from its own garden to the rear and offered for sale with no ongoing chain, viewing is recommended.

**THE ACCOMMODATION COMPRISES:** Communal entrance hallway, own private front door giving access to:

**RECEPTION HALL:** With stripped wood flooring, radiator, understairs storage cupboard with shelving and light, adjoining coats cupboard with storage space over.

**CLOAKROOM/WC:** Fitted with space saver vanity style wash hand basin with tiled splashback, WC with push button flush, uPVC double glazed window with patterned glass.

**BEDROOM 1/LIVING ROOM:** 4.67m x 4.22m (15'4" x 13'10") plus uPVC double glazed bay window, which overlooks the front aspect. A spacious and elegant room with strip wood flooring, tiled fire surround, radiator, fitted shelving in wall recess, TV point, picture rail and cornice ceiling.

**BEDROOM 2:** 3.84m x 3.68m (12'7" x 12'1") maximum overall measurement. A good size double bedroom, radiator, built-in wardrobe with storage cupboard over, picture rail, double glazed window to rear aspect.

**KITCHEN/DINING ROOM:** 4.27m x 2.97m (14'0" x 9'9") Fitted range of wood-effect worktops with splashbacks and tiling over, inset single drainer sink unit with cupboards, drawer units and appliance spaces beneath worktops, gas cooker, two wall mounted cupboards, TV point, wall mounted gas boiler for hot water and central heating, radiator, two double glazed windows to side aspect (one with patterned glass), opening to LIVING ROOM AND UTILITY AREA:

**UTILITY AREA:** 2.13m x 1.45m (7'0" x 4'9") Fitted with wood-effect worktop, plumbing for automatic washing machine and appliance space beneath, wall mounted cupboards over, radiator, lantern style window.

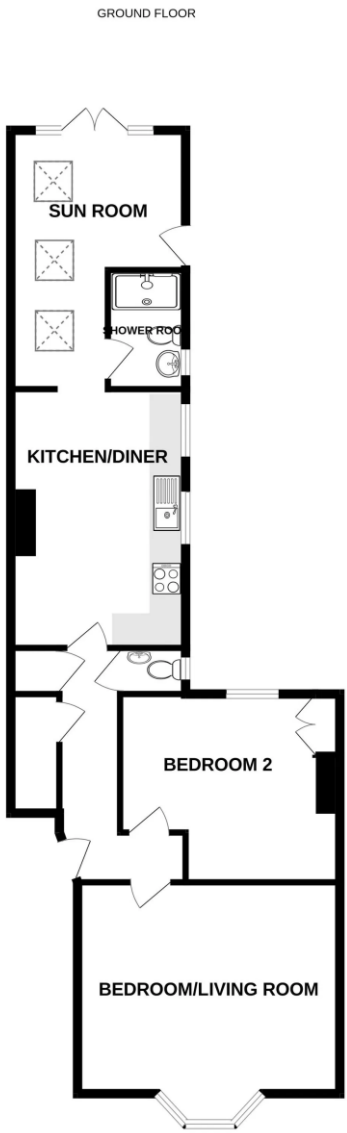
**SUN ROOM:** 92.97m x 2.62m (9'9" x 8'7") A bright room with two lantern windows, uPVC double glazed double doors with uPVC picture windows to either side and further uPVC double glazed door giving access to the rear garden, radiator.

**SHOWER ROOM/WC:** 2.11m x 1.37m (6'11" x 4'6") Fitted with a double width ease of access shower tray with shower unit, shower splash screen , pedestal wash hand basin, WC with push button flush, chrome heated towel rail, light shaver socket, fully tiled walls and extractor fan, uPVC double glazed window with patterned glass.

**OUTSIDE:** The property enjoys its own patio garden comprising of patio sun terrace areas and flower beds and TIMBER GARDEN SHED. Outside power sockets and outside lighting.

**TENURE:** The property has the benefit of the Freehold of the whole building, with the upper flat held on a 189 year lease from 1984 with a Peppercorn Ground Rent of £15 per annum. Flat 1 is currently held on a 99 year lease from 1962. But as previously mentions owns the Freehold of the entire building. The communal maintenance and building insurance is split 50/50 on an as and when basis.

**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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