



£325,000

Flat 8, Warley, 5 Foxholes Hill, Exmouth, Devon, EX8 2DF





**Two bedroom first floor apartment enjoying views out to the Exe Estuary and towards the Haldon Hills, in a most favoured purpose-built building, situated in an enviable location, occupying a prime position just off Exmouth seafront.**

**Sitting Room with bay window with Estuary views**

**Dining Room also with Estuary views**

**Kitchen**

**2 Double bedrooms - Master with en-suite shower room**

**Separate Bathroom**

**Double Glazing**

**Balcony with wonderful views**

**Garage**

**Lift to all floors**

**No onward Chain**

**LOCATION:** The apartment is situated within a 2 minute walk of the beach, a 5 minute walk of Michael Caines beach bar and restaurant - Mickeys, and 15 minute walk to Exmouth Marina. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

**The accommodation comprises (all measurements are approximate):**

#### **GROUND FLOOR**

Communal entrance door with intercom and stairs and lift leading up to the...

#### **FIRST FLOOR**

Private entrance door to the apartment.

**HALLWAY.** Coved ///device.become.garden. Built-in cloaks cupboard. Storage heater. Built-in airing cupboard housing the hot water cylinder. Doors lead off to...

**SITTING ROOM:** A bright and spacious room with a double glazed bay window which enjoys views out to sea looking over Dawlish Warren, the Maer and the entrance to the Exe Estuary and Haldon Hills .Double glazed window to side. Adam style fireplace. Coved ceiling. Storage heater. Archway leading through to the...

**DINING ROOM:** Double glazed sliding patio doors leading out onto the balcony, again with estuary and sea views. Coved ceiling. Storage heater. Archway through to the...

**KITCHEN:** Roll edge worktop surfaces in tiled splashback with inset stainless steel one and a half bowl sink with drainer and mixer tap. Cupboards and drawers under. Ceramic hob. Built-in oven. Space for washing machine and fridge freezer. Matching wall mounted cupboards with cooker hood. Coved ceiling. Door leading back to hallway.

**BEDROOM 1:** Two double glazed windows to the side. Two built-in double wardrobes. Electric heater. Coved ceiling. Door to...

**EN-SUITE:** Step up to walk-in shower cubicle in full tiled surround with built-in shower. Low level WC. Pedestal wash hand basin. Walls in half height tiled surround. Light with shaver point. Extractor fan. Coved ceiling. Heated towel rail.

**BEDROOM 2:** Double glazed window to the side. Electric heater. Two built-in wardrobes.

**BATHROOM:** Panelled bath in tiled surround with mixer shower tap. Pedestal wash hand basin in tiled splashback. Low level WC. Light with shaver point. Coved ceiling. Extractor fan. Electric heater.

**OUTSIDE** Outside there are well maintained communal gardens, garage and visitor parking and the building is serviced with lift and stair access to all floors.



**DIRECTIONS:** On entering Exmouth town, follow the signs to the sea front. With the sea on your right-hand side continue along bearing left at the new RNLI off-shore lifeboat station, to a mini roundabout. Take the third exit off the mini roundabout onto Foxholes Hill where Warley can be found situated a short way up on the left-hand side.

**WHAT3WORDS** ///filer.enjoyable.decent.

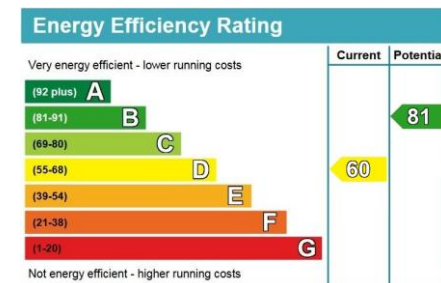
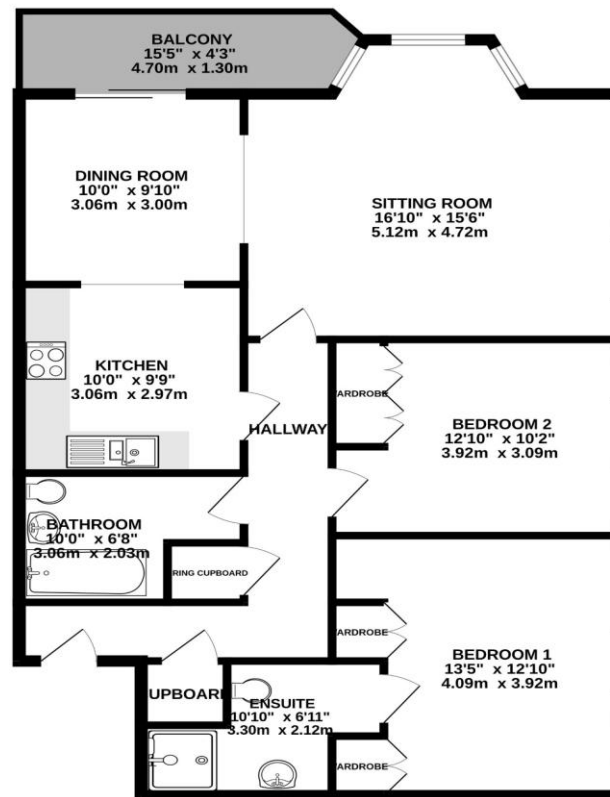
**COUNCIL TAX:** D - £2322.68

**TENURE-** 999 Year Lease from 1st January 1990.

**GROUND RENT** - £60.00 per annum rising to £90.00 in 2056.

**SERVICE CHARGE** - Approximately £2,000 per annum

GROUND FLOOR  
954 sq.ft. (88.7 sq.m.) approx.



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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

