



£395,000  
Flat 1, 15 Cyprus Road, Exmouth, Devon, EX8 2DZ





**Situated in the sought after "Avenues" area of Exmouth is this beautifully presented, spacious 3 bedroom ground floor apartment, with its own private garden. The accommodation comprises:**

- Entrance Hall
- Sitting Room
- Refitted Kitchen
- Two Double Bedrooms
- Shower Room and separate Bathroom
- Double glazing & Gas central heating
- Garage & Allocated Parking
- Private southerly-facing garden
- No onward chain

#### **Full Description**

This beautifully refurbished ground-floor flat is just a short walk from Exmouth's seafront and town centre. The property boasts an impressive living room with high ceilings, a large bay window overlooking the gardens, and an open log fire. The modern kitchen offers ample appliance space, while the three well-proportioned bedrooms include a spacious main bedroom with fitted wardrobes

and views over the south-facing rear garden, a generous second double bedroom with built-in storage, and a single third bedroom. There are two stylish, fully tiled bathrooms: a luxurious main bathroom featuring an Italian suite with a jacuzzi bath and walk-in shower, plus an additional shower room/wet room. Externally, there is allocated parking within a communal gravel driveway, along with a garage and brick storage shed. A private, south-facing garden is laid to lawn with shrubs and flowers, and planning permission has been granted for French doors leading to a patio.

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

**ENTRANCE:** Communal entrance door leading through to the communal hallway. Opaque double glazed entrance door to....

**HALL:** Radiator. Built-in under stairs cupboard. Steps down to the further hall. Doors leading off to the...

**SITTING/DINING ROOM:** 24' 10" (7.57m) x 14' 2" (4.32m):

Impressive high ceiling room with double glazed bay window to the front. Two radiators. Decorative coved ceiling. Feature fireplace with wood burner. Two ceiling roses.



**KITCHEN:** 13' 5" (4.09m) x 8' 3" (2.51m):

Recently fitted stone effect roll edge worktop surfaces in tiled splash back. Four ring gas hob. One and a half bowl stainless steel sink. Cupboards and drawers under with space for a fridge freezer, dishwasher and washing machine. Built-in oven. Matching wall mounted cupboards. Stainless steel cooker hood. Double glazed window and door to the side. Side porch with a double glazed window and door to the outside.

**LOWER HALL:** Doors to...

**BEDROOM 1:** 13' 5" (4.09m) x 11' 7" (3.53m):

Double glazed window to the side. Radiator.

**BEDROOM 2:** 12' 4" (3.76m) x 10' 9" (3.28m):

Double glazed window to the side. Built-in triple wardrobe. Radiator.

**BEDROOM 3:** 10' 1" (3.07m) x 8' 6" (2.59m):

Double glazed window to the side. Built- in cupboard. Radiator.

**BATHROOM:** 10' 5" (3.17m) x 7' 6" (2.29m):

Modern white suite comprising spa bath, low level WC, wash hand basin with cupboards under and double shower cubicle with twin-headed shower. Walls in full tiled surround. Double glazed window to the rear. Chrome runged radiator.

**SHOWER/WET ROOM:** 8' 4" (2.54m) x 3' 5" (1.04m):

Low level WC. Wash hand basin. Twin headed shower. Walls and floor in full tiled surround. Opaque double glazed window to the side. Chrome runged radiator. Wall mounted cupboard housing the gas fired combi boiler.

**OUTSIDE:**

**ALLOCATED PARKING** within a communal gravel driveway along with a **GARAGE** and **STORAGE SHED**. The apartment benefits from a private south-facing garden laid to lawn with shrubs and flowers.

Planning permission has been granted for french doors leading to an extended raised patio area, to replace existing ground floor window on S/E elevation.



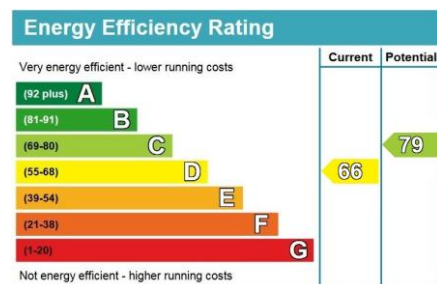
**DIRECTIONS:** From Exmouth town centre, head out of town on Rolle Road. Upon reaching the roundabout head straight over into Douglas Avenue. Pass the new Deaf Academy on the left and Portland Avenue. Cyprus Road is your next turning on the left.

**WHAT3WORDS:** ///grace.middle.still

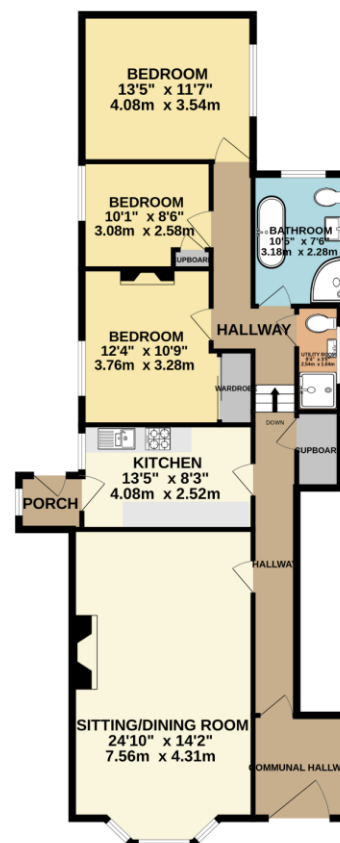
**TENURE:** Share of Freehold - 1/4 of a share in house

**GROUND & MAINTENANCE CHARGES:** £75.00 pcm

**COUNCIL TAX:** Band D - £2433.97



GROUND FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.

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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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 particular, 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.

