



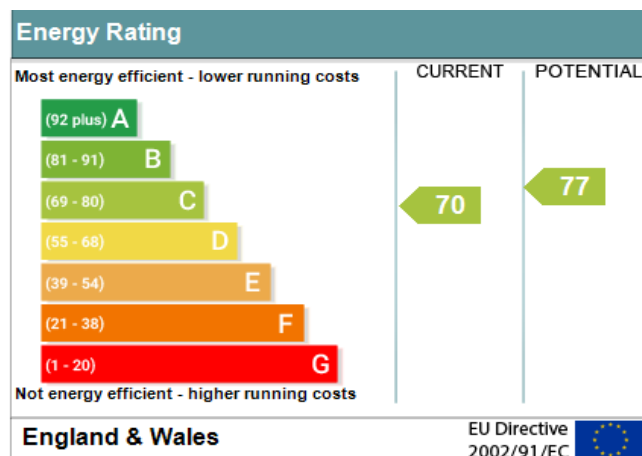
Flat 9 Elmdene, Long Causeway,
Exmouth, EX8 1TS

GUIDE PRICE
£155,000
TENURE Leasehold



A Purpose Built Top Floor Flat Ideally Located Close To The Health Centre, Town Centre And Seafront With Parking Area

Spacious Accommodation In Need Of Refurbishment * Lounge/Dining Room
Separate Kitchen * Two Double Bedrooms * Bathroom/Wc * Gas Central
Heating Via Modern Boiler * Upvc Double Glazed Windows * Super First Time
Purchase * Newly Extended Lease * No Onward Chain



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Flat 9 Elmdene Court, Long Causeway, Exmouth, EX8 1TS

Communal entrance with stairs rising to first floor. Private front door giving access to:

ENTRANCE HALL: uPVC double glazed window, stairs rising to second floor.

LANDING: Radiator, uPVC double glazed window, access to roof space, electric consumer unit.

LOUNGE/DINING ROOM: 5.49m x 3.63m (18'0" x 11'11") With two uPVC double glazed windows to front elevation enjoying an open outlook, fitted coal effect gas fire, radiator, TV point, door to:

KITCHEN: 3.02m x 2.11m (9'11" x 6'11") Comprising single drainer sink with adjoining work tops with cupboards and drawer units, plumbing for automatic washing machine beneath. Electric cooker point, wall mounted cupboards, space for upright fridge/freezer, uPVC double glazed window.

BEDROOM 1: 4.52m x 3.84m (14'10" x 12'7") Display surface over stairwell recess, radiator, two uPVC double glazed windows to front elevation.

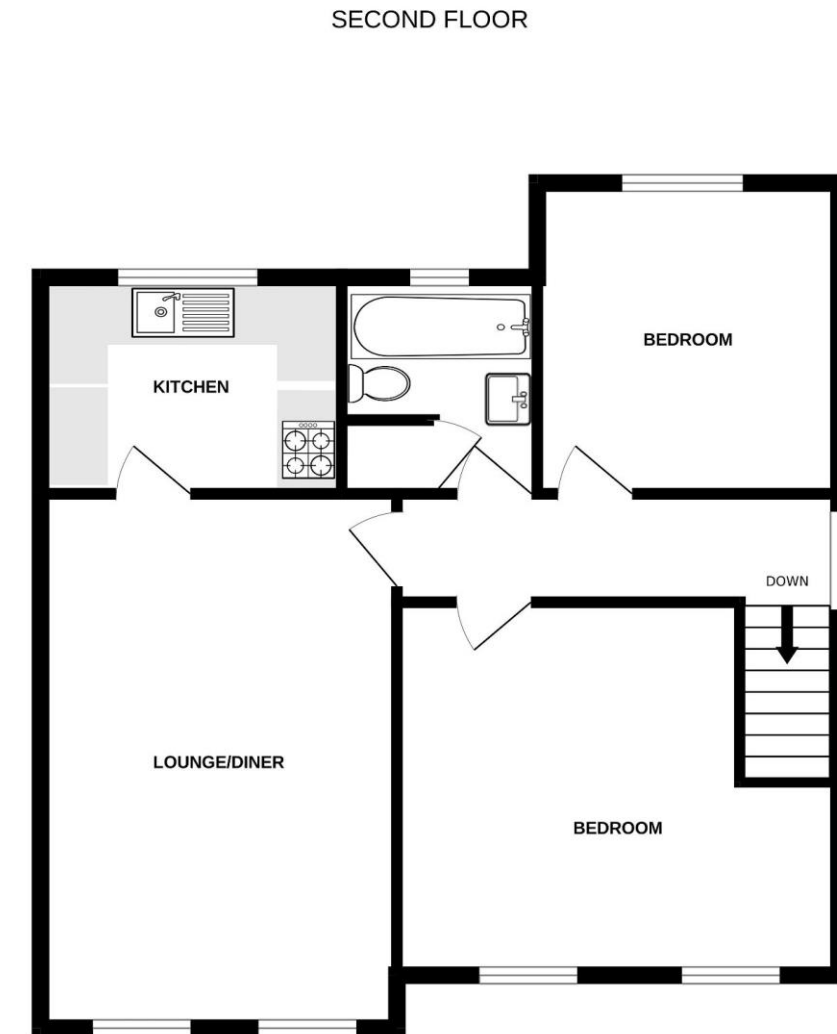
BEDROOM 2: 3.23m x 3.05m (10'7" x 10'0") With uPVC double glazed window to rear elevation, radiator.

BATHROOM/WC: 2.13m x 2.03m (7'0" x 6'8") Comprising ease of access bath with shower unit over, part splashback walls, shower splash screen, pedestal wash hand basin with tiled splashback and mirror over, WC, cupboard housing gas boiler for hot water and central heating.

OUTSIDE: The property benefits from a parking area to the front and communal gardens to the rear. There is also a communal drying area.

TENURE: Newly extended lease – 110 years. Peppercorn ground rent. Service charges to be confirmed.

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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