



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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

GUIDE PRICE
£144,950
TENURE Leasehold



**A Bay Fronted Ground Floor Flat Conveniently Located A Short Distance
From Town Centre And Amenities**

- Spacious Bay Window Lounge/Dining Room • Kitchen •
- Double Bedroom • Bathroom/WC • Double Glazed Windows •
- Gas Central Heating • Parking Area •
- Long Lease • No Onward Chain •

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THE ACCOMMODATION COMPRISES: Communal entrance and reception hall; private front door with spy hole to:

ENTRANCE HALL: Radiator with shelf over; linen cupboard with additional storage cupboard over; part cornice ceiling.

SPACIOUS BAY WINDOW LOUNGE/DINING ROOM: 4.5m x 4.17m (14'9" x 13'8") A bright and spacious room with double glazed bay window overlooking the front aspect; radiator; picture rail; television point.

KITCHEN: 3.96m x 2.11m (13'0" x 6'11") With a range of modern units; colour coordinating working surfaces over with inset stainless steel single drainer sink unit; cupboards and plumbing for automatic washing machine beneath; matching range of cupboards at eye-level; tiled surrounds; gas cooker point; wall mounted gas boiler for hot water and central heating; radiator; telephone point; double glazed window to side elevation.

BEDROOM: 4.14m x 3.05m (13'7" x 10'0") With two large double glazed windows to front aspect; part cornice ceiling; picture rail; radiator.

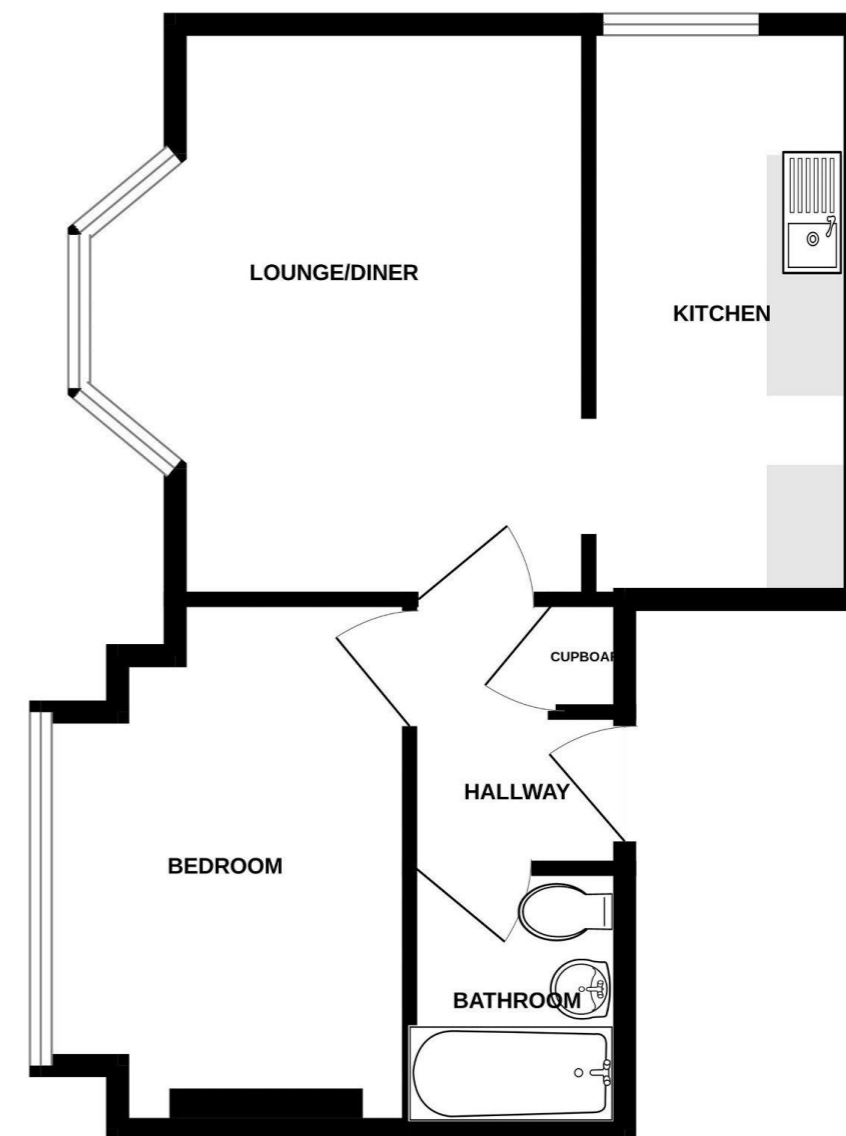
BATHROOM: Fitted with a white suite comprising bath; pedestal wash hand basin; WC; patterned tiling to splash prone areas; radiator; part cornice ceiling; extractor fan.

OUTSIDE: The property is approached via a large parking area. To the side of the building is a communal dustbin and drying area and lawned area of communal garden.

TENURE AND OUTGOINGS: The property is leasehold with approximately 149 years remaining. The maintenance charge is approximately £1200 per annum. Peppercorn ground rent.

FLOOR PLAN:

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 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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