



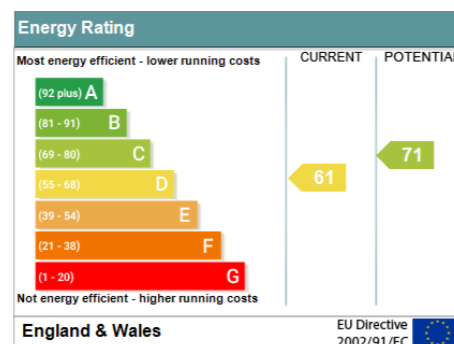
Flat 1, 10 Fairview Terrace, Exmouth,  
EX8 2JX

OFFERS IN THE REGION OF  
**£130,000**  
TENURE Leasehold



**A Ground Floor Flat Enjoying A Quiet Yet Convenient Location Close To The Town Centre With A Parking Bay For Two Cars And Offered For Sale With No Ongoing Chain**

Lounge \* Kitchen/Breakfast Room \* Double Bedroom \* Bathroom \* Separate Cloakroom/Wc \* Gas Central Heating \* Double Glazing \* Super Investment/First Time Purchase



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, 10 Fairview Terrace, Exmouth, EX8 2JX**

**THE ACCOMMODATION COMPRISES:** Double glazed double doors to:

**ENTRANCE PORCH:** 1.93m x 1.22m (6'4" x 4'0") With light, inner front door with patterned inset giving access to:

**KITCHEN/BREAKFAST ROOM:** 4.19m x 2.57m (13'9" x 8'5") Fitted range of patterned worktops with cupboards, drawer units, plumbing for automatic washing machine and breakfast bar area with tiled surrounds, inset single drainer sink unit, four ring gas hob with built-in hob and extractor over, wall mounted cupboards, TV point. double glazed window.

**LOUNGE:** 3.56m x 3.76m (11'8" x 12'4") With electric living flame fire, fitted cupboards in wall recess, TV point, telephone point, radiator, storage cupboard under the stairs with light, double glazed window.

**BEDROOM:** 4.32m x 3.76m (14'2" x 12'4") maximum measurement into wall recesses. Double glazed bay window, TV point, fitted cupboard and shelving in wall recess, two radiators, cornice ceiling.

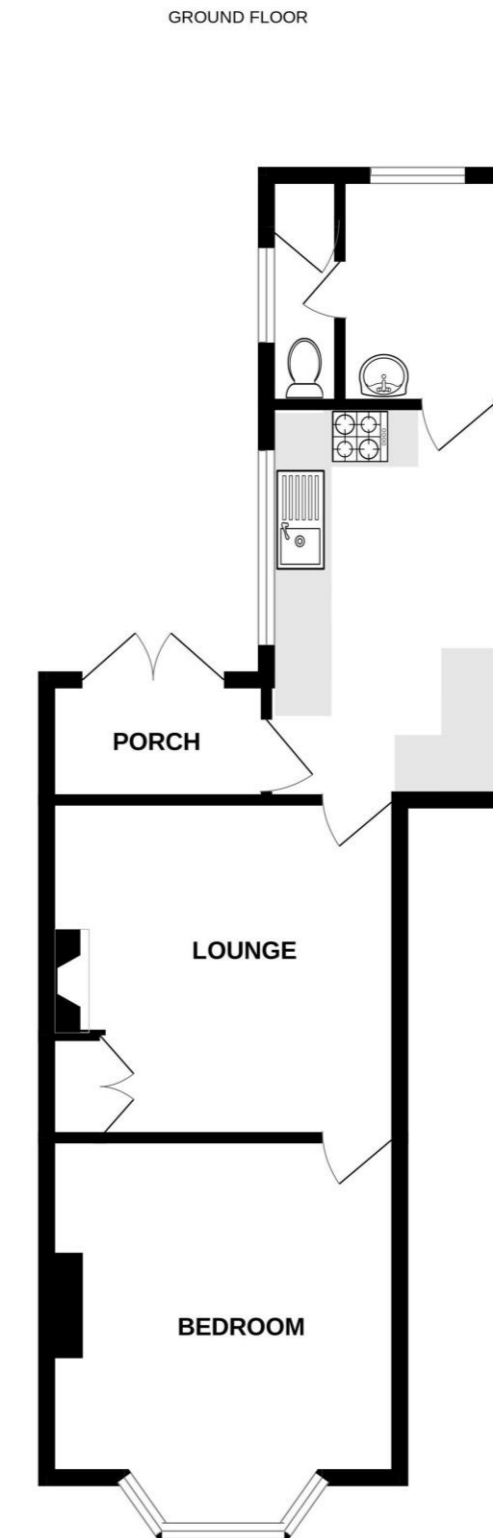
**BATHROOM:** 72.41m x 1.68m (7'11" x 5'6") Comprising bath with shower over, shower curtain and rail, pedestal wash hand basin, tiling to splashback areas, chrome heated towel rail, glazed panel door to:

**CLOAKROOM/WC:** Fitted with WC, radiator, cupboard housing modern Vaillant gas boiler (installed in August 2021) for hot water and central heating, double glazed window with patterned glass.

**OUTSIDE:** The property enjoys a parking bay for two cars accessed by a wide service lane and a courtyard garden area with outside light.

**TENURE:** The property will be sold with a long lease and also with the benefit of the freehold of the building. The first floor flat is held on a long lease. Maintenance charge is on a 50/50 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.  
Made with Metropix ©2024