



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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11a Victoria Road, Exmouth, EX8 1DL

GUIDE PRICE

£139,950

TENURE Leasehold



A Recently Refurbished Ground Floor Flat Enjoying An Envidable Location Within Easy Reach Of The Strand Gardens, Town Centre, Seafront And Train Station

Open-Plan Kitchen/Lounge * Double Bedroom * Shower Room/Wc * Newly Installed Electric Heaters * Double Glazed Windows * Ideal Permanent Or Holiday Home Retreat * Long Lease * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system into communal hallway and the apartment is found on the ground floor approached via private front door to:

ENTRANCE HALL: Door entry phone, electric consumer unit.

OPEN-PLAN KITCHEN/LOUNGE: 4.72m x 4.37m (15'6" x 14'4") maximum overall measurement. A bright room with measurement into double glazed square bay window overlooking the front aspect, living area is carpeted with newly fitted electric wall heater, TV point, ceiling lighting. The kitchen area is fitted with patterned work surface with cupboards, drawer units and appliance space beneath, inset single drainer one and a half bowl sink unit with tiled surrounds, four ring ceramic electric hob with built-in oven below and stainless steel extractor hood over, vinyl laid flooring, recess ceiling spotlighting and extractor fan. Plumbing for washing machine.

BEDROOM: 5.16m x 3.76m (16'11" x 12'4") maximum narrowing at one end to 1.73m (5'8"). With double glazed window to rear aspect, newly installed electric heater, ceiling lighting, smoke detector, cupboard housing water cylinder with storage space beneath, TV point.

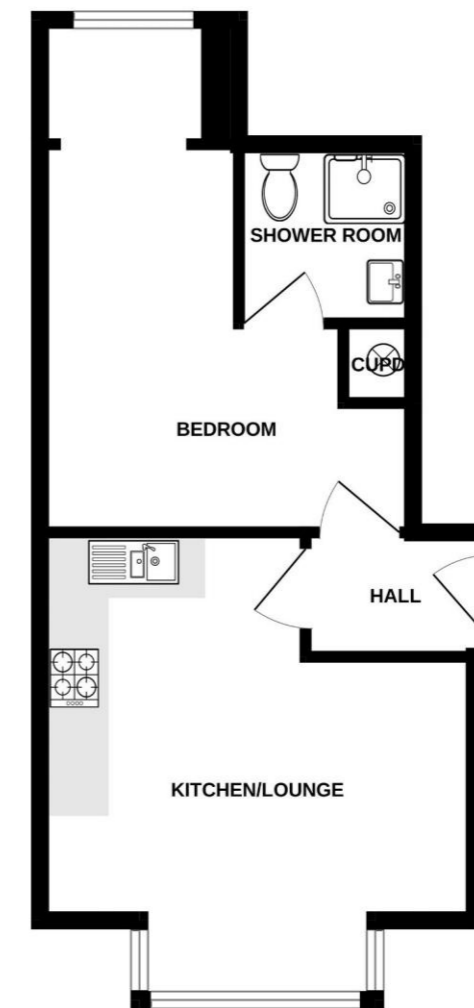
EN-SUITE SHOWER ROOM/WC: 1.8m x 1.68m (5'11" x 5'6") With shower cubicle housing Mira shower unit, handrail in tiled cubicle, pedestal wash hand basin, WC, part tiled walls, extractor fan, dimplex wall heater.

OUTSIDE: To the rear of the property there is a communal walled garden with cupboard storage area for bikes, secure gate giving rear access.

TENURE & OUTGOINGS: The property is held on a 999 year lease from 2010 and also benefits from one fifth share of the freehold.

FLOOR PLAN:

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.8 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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