



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

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Flat 4, 20 Alexandra Terrace, Exmouth,
EX8 1BD

GUIDE PRICE
£114,950
TENURE Leasehold



Well Presented Upper Floor Flat Ideally Located Just Off Exmouth
Seafront And Close To The Town Centre

Flat To Rear OF Period Building * Modern Gas Central Heating System
Modern Upvc Double Glazed Windows * Lounge * Separate Kitchen * Double
Bedroom * Bathroom/Wc * Super Permanent Or Holiday Home Retreat

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THE ACCOMMODATION COMPRISES: Communal entrance and staircase to upper floor. The property is located to the rear of the building. Private front door giving access to:

RECEPTION HALL: With window to side elevation, cupboard housing electric consumer unit, radiator.

LOUNGE: 4.19m x 3.91m (13'9" x 12'10") maximum overall measurement. With chimney recess with wood beam, two uPVC double glazed windows to rear aspect enjoying a pleasant open outlook, picture rails, radiator, TV point.

KITCHEN: 2.24m x 1.55m (7'4" x 5'1") With wood effect worktops, with cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath with tiled surrounds, single drainer sink unit, wall mounted Baxi boiler for hot water and central heating, electric cooker point, wall mounted cupboards, uPVC double glazed window. All white goods to be included in sale.

BEDROOM: 2.82m x 2.69m (9'3" x 8'10") uPVC double glazed window, access to roof space, radiator.

BATHROOM/WC: Comprising bath with shower over, shower splash screen, pedestal wash hand basin, tiling to splash prone areas, WC with push button flush, chrome heated towel rail, radiator, uPVC double glazed window with patterned glass.

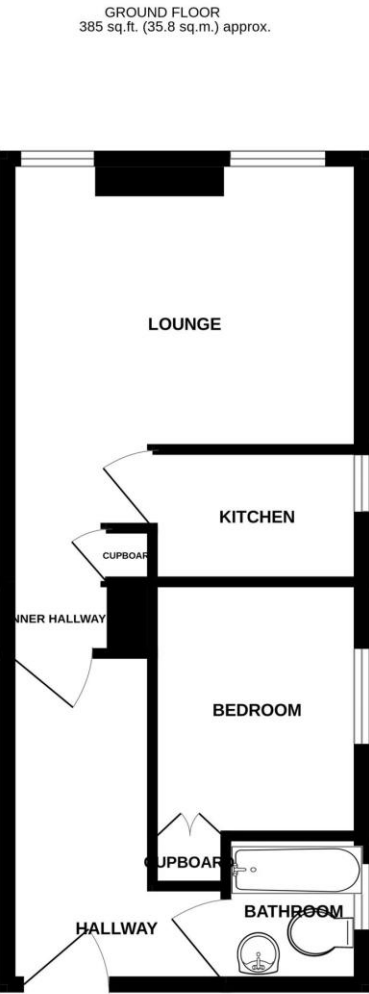
TENURE & OUTGOINGS: The property is held on a 110 year lease from 2020. Service Charge is £100 a month and Ground Rent is £150 per annum.

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 264111 to arrange an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA)

FLOOR PLAN:



TOTAL FLOOR AREA: 385 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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