



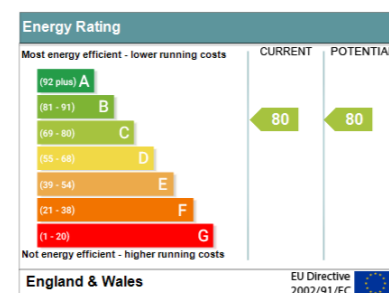
Flat 9 The Firs, Sarlsgate Road,
Exmouth, EX8 2HY

GUIDE PRICE
£265,000
TENURE Leasehold



A High Quality Purpose Built Apartment situated In A Sought After Development In The Desirable 'Avenues' Area Of Exmouth

Second Floor Apartment With Stairs And Lift Access • Beautifully Presented Bright Accommodation • Attractive Lounge • Fitted Kitchen / Breakfast Room With Range Of Integrated Appliances • Two Bedrooms • Jack And Jill Style Bathroom / WC With Bath And Separate Shower Cubicle • Cloakroom / WC • Allocated Parking Space • Delightful Mature Communal Grounds • No Onward Chain



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Flat 9 The Firs, Sarlson Road, Exmouth, EX8 2HY

THE ACCOMMODATION COMPRISES: Ground floor communal entrance with remote security entry system leading to communal hallway with stairs and lift to second floor. Private entrance door giving access to:

RECEPTION HALL: With remote entry phone; sun tube providing natural light; radiator; telephone point; built-in storage cupboard with shelf, light and electric heater; electric consumer unit; Karndean wood flooring.

CLOAKROOM / WC: Comprising of a wash hand basin with chrome mixer tap over and tiled splashback; WC with dual push button flush; radiator; ceiling extractor fan; Karndean wood flooring.

LOUNGE / DINING ROOM: 15' 4" x 13' 0" (4.67m x 3.96m) A most attractive room with feature window recess with UPVC double glazed window overlooking the front elevation enjoying a pleasant open outlook; further double glazed Velux window to side elevation. The living space is bright and elegant with a wall mounted electric pebble fire; television and satellite points; telephone point; two radiators; additional wall lighting.

KITCHEN / BREAKFAST ROOM: 14' 0" x 8' 0" (4.27m x 2.44m) Well appointed and fitted with a stylish range of units incorporating wood effect working surfaces with inset one and a half bowl stainless steel Franke sink unit; range of base units, cupboard and drawer units; matching range of wall units at eye-level with concealed lighting beneath; range of integrated appliances including a Bosch oven, inset four ring gas hob with stainless steel chimney style extractor hood over and splashback, Bosch microwave oven, washer dryer, slim line dishwasher and fridge freezer; cupboard housing gas boiler serving domestic hot water and central heating; radiator; television point; two double glazed skylight windows with integrated blinds; feature Karndean wood flooring.

BEDROOM ONE: 14' 0" plus doorway recess x 10' 2" (4.27m x 3.1m) Two double glazed skylight windows with integrated blinds; built-in double wardrobe with clothes rail and shelf; radiator; television point; access to Jack and Jill en suite bathroom / WC.

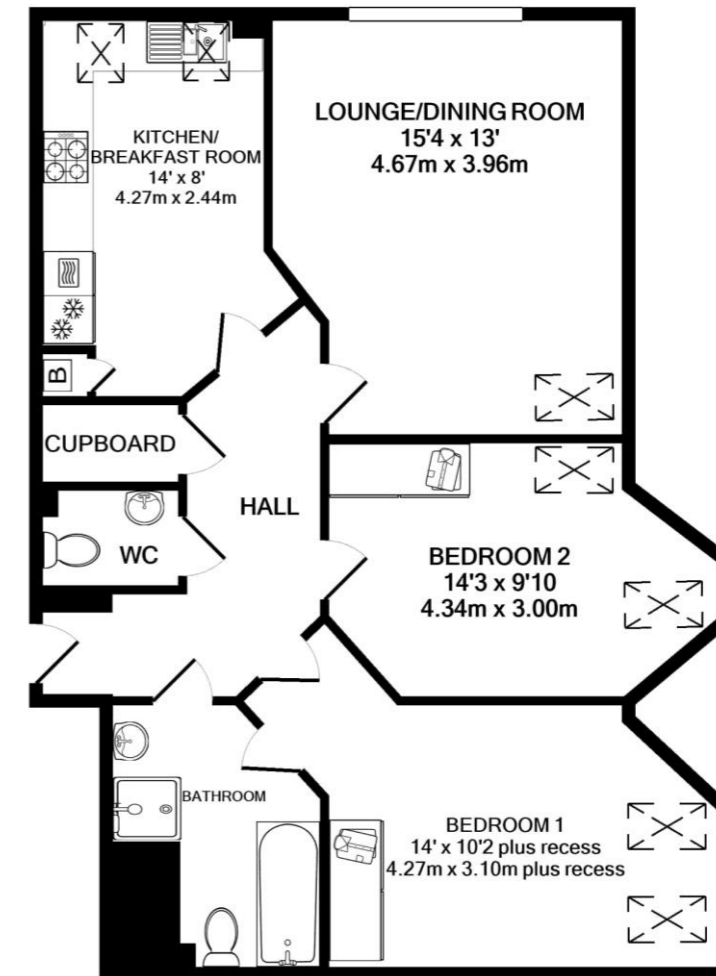
EN SUITE BATHROOM / WC: Fitted with a stylish suite comprising of a bath with chrome mixer tap and hand grips; attractively tiled shower with Mira shower unit, shower tray and shower splash screen door; pedestal wash hand basin with chrome mixer tap; shaver socket; heated towel rail with individual thermostat control; large fitted mirror with display lighting; ceiling extractor fan; further door giving access back to the Reception Hall.

BEDROOM TWO: 14' 3" x 9' 10" (4.34m x 3m) Two skylight window with integrated blinds; television point; radiator. Built-in bedroom furniture to include wardrobe, chest of drawers and two bedside tables.

OUTSIDE: The Firs stands in well maintained, mature communal grounds which are located to the rear of the development. Flat 9 has an allocated parking space and has use of a secure communal storage shed located in the rear garden and also use of a communal bin store.

TENURE AND OUTGOINGS: The property is held on a 199 year lease starting from 31st March 2007. Ground rent is £125 per annum. The annual maintenance charge is approximately £2800 per annum (£1400 paid half yearly).

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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