



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(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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72a St. Andrews Road, Exmouth, EX8 1AS

OFFERS OVER:

£215,000

TENURE Leasehold



A Two Bedroom Apartment Enjoying An Envidable Location Within Minutes of Exmouth Seafront And The Marina And A Level Walk To The Town Centre With Own Off Road Parking Space

Lovely Bay Fronted Living Room \* Two Bedrooms \* Kitchen \* Bathroom And Separate WC \* Double Glazed Windows \* Gas Central Heating \* Own Private Entrance To The Rear Of The Building \* Recently Extended Lease \* Own Off Road Parking Space \* Ideal Permanent Or Investment Home

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**THE ACCOMMODATION COMPRISES:** Own private entrance to the rear of the property via paved pathway. Outside courtesy light; uPVC composite front door with obscure patterned insert leading to:

**ENTRANCE LOBBY:** With stairs rising to FIRST FLOOR LANDING. uPVC double glazed window to side aspect; understairs storage area; coats hanging space; built in storage cupboard housing electric consumer unit; gas meter; ceiling light. Doors to:

**LOUNGE:** 4.9m x 4.65m (16'1" x 15'3") Maximum overall measurement; a sunny aspect room with attractive bay fronted uPVC double glazed windows to front aspect offering distant sea views from the side aspect; fitted wooden slatted blinds; radiator; alcove shelving; Gas coal effect fire set in marble hearth and surround; TV point; telephone point; power points; ceiling light.

**BEDROOM ONE:** 3.94m x 3.89m (12'11" x 12'9") A lovely bright and airy room with uPVC double glazed window to rear aspect; built in cupboard with shelving space; alcove space for freestanding wardrobe; decorative feature original fireplace with wooden mantle surround; power points; ceiling light.

**SPLIT LEVEL LANDING:** With access via pull down ladder to partially boarded loft space with power and light; radiator; ceiling light; doors to:

**W/C:** 1.91m x 0.89m (6'3" x 2'11") With uPVC double glazed high level window to side aspect; WC with push button flush; spacer saver sink with chrome mixer tap; tiled splashback; fitted mirror with shelving beneath; laminate wood effect flooring; ceiling light.

**BATHROOM:** 2.03m x 1.42m (6'8" x 4'8") With uPVC obscure glazed window to side aspect; bath with chrome mixer taps over and shower attachment; tiled walls and splashbacks; pedestal wash hand basin with chrome mixer taps; radiator; tiled effect flooring; ceiling light.

**KITCHEN:** 2.97m x 2.08m (9'9" x 6'10") With uPVC double glazed window to side aspect; laminate wood effect worktops; tiled splashback surrounds; with a range of base cupboard and drawer units; stainless steel sink unit single drainer with mixer taps; Gas combi Ideal boiler serving domestic hot water and central heating; gas cooker point; space for upright fridge freezer; plumbing for washing machine; shelving space; radiator; wood effect vinyl flooring; led spotlights; door opening to:

**BEDROOM TWO:** 2.97m x 2.08m (9'9" x 6'10") uPVC double glazed window to rear aspect; radiator; power points; ceiling light.

**OUTSIDE:** There are no gardens to maintain however the property is located within a stones throw of the beach and offers an allocated off road parking space to the rear of the building. There is also the benefit of the nearby residents parking permits.

**TENURE & OUTGOINGS:** The property is held on a 145 year lease from May 2023 and valid until June 2168. There are no service charges to pay and is split 50/50 with the ground floor flat on an as and when basis. There is a peppercorn ground rent (£0) The ground floor flat owns the Freehold.

**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 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 The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### FLOOR PLAN:

