



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

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Flat 1a, 16 Morton Crescent, Exmouth,
EX8 1BG

GUIDE PRICE
£275,000
TENURE Share of Freehold



A Well Presented And Refurbished Two Bedroom Apartment With Its
Own Garden Overlooking The Seafront And Parking Area

- Own Entrance • Kitchen • Breakfast Area • Spacious Lounge/Dining Room •
- Two Bedrooms • Modern Bathroom With Bath & Shower Cubicle • Separate W/C •
- Own Front Garden And Rear Courtyard •
- No Onward Chain •

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THE ACCOMMODATION COMPRISES: uPVC front door giving access to:

KITCHEN: 3.35m x 1.83m (11'0" x 6'0") Fitted with pattern work top surfaces with matching splash back; inset one and a quarter bowl sink unit with cupboards, drawer units and appliance space beneath; wall mounted cupboards; electric cooker point; cupboard housing electric meter; extractor fan.

BREAKFAST ROOM: 2.59m x 2.13m (8'6" x 7'0") narrowing to 6ft (1.83m) Electric wall heater; electric consumer unit; door to:

LOUNGE/DINING ROOM: 6.38m x 4.72m (20'11" x 15'6") Into double glazed bay window to front elevation; fitted cupboards in wall recess; "pull down bed housed in wall recess"; wall mounted electric fire; television point; wall lighting.

INNER HALLWAY: Wall mounted electric heater; airing cupboard with water cylinder; recess LED lighting.

BEDROOM ONE: 4.7m x 3.68m (15'5" x 12'1") Into wall recess. Two double glazed windows to rear elevation; wall recesses both housing mirror fronted wardrobes with display lighting; wall mounted electric heater; vanity wash hand basin with tiled splash back and light/shaver socket over.

BEDROOM TWO: 2.67m x 2.31m (8'9" x 7'7") Double glazed window with frosted glass; electric heater; door to:

REAR LOBBY: 1.52m x 1.22m (5'0" x 4'0") With uPVC double glazed door to rear courtyard garden; fitted cupboard.

BATHROOM/WC: 2.34m x 1.6m (7'8" x 5'3") Stylishly fitted with modern suite comprising of a bath with shower attachment; shower cubicle, shower unit and splash screen with curved doors; vanity wash hand basin; tiling to splash prone areas; chrome heated towel rail; recess ceiling LED lighting.

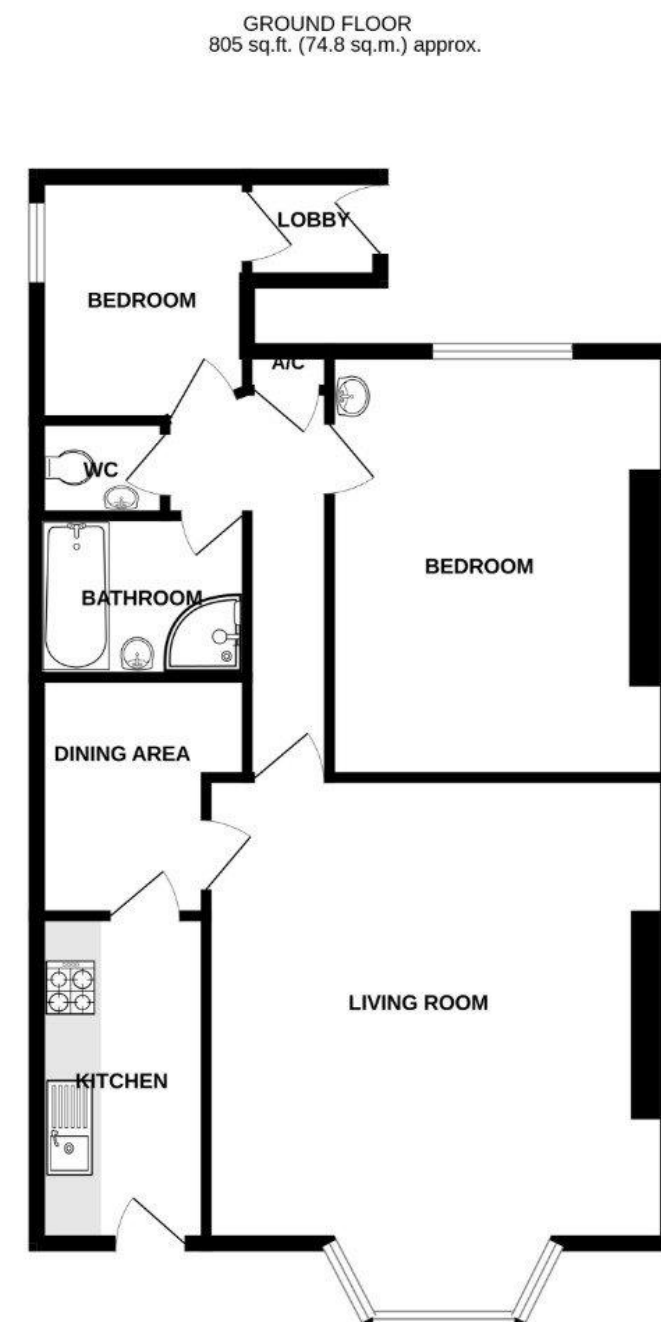
SEPARATE W/C: Space saver W/C with push button flush; wash hand basin; recess ceiling LED lighting.

OUTSIDE: To the front of the property the property enjoys the use of a parking area. The apartment also owns a garden overlooking the seafront which is laid to lawn with shrubs providing an ideal place for outside entertaining with direct views to the sea. The property also benefits from its own rear courtyard garden with an outside tap and pedestrian gate providing rear access.

TENURE AND OUTGOINGS: The property is held on a 999 year lease with the benefit of owning a 1/5th share of the freehold. Service charge is based on a 1/8th share of outgoings on an as and when basis.

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 : 805 sq.ft. (74.8 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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