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Flat 1 Warley, 5 Foxholes Hill,  
Exmouth, EX8 2DF

GUIDE PRICE  
**£340,000**  
TENURE Share Of Freehold



**Beautifully Maintained And Presented Ground Floor Purpose Built  
Apartment Enjoying An Envious Location Just Off Exmouth Seafront  
With Garage, Parking And Outlook Towards The Sea**

Bright And Spacious Accommodation \* Dual Aspect Lounge With Sun Balcony \* Dining  
Room \* Stylish Kitchen \* Two Double Bedrooms With Built-In Wardrobes \* En-Suite  
Shower Room/Wc \* Main Bathroom/Wc \* Well Positioned Within A Sought-After  
Development \* Garage And Parking \* Communal Gardens \* Viewing Highly Recommended



**Flat 1 Warley, 5 Foxholes Hill, Exmouth, EX8 2DF**

**THE ACCOMMODATION COMPRISES:** Communal entrance with door intercom giving access to communal areas, this apartment is found on the ground floor with private front door to:

**RECEPTION HALL:** Door entry telephone, storage cupboard, built-in shelved shoe cupboard, airing cupboard with water cylinder and slatted shelving over, Dimplex Quantum electric night storage heater, telephone point.

**LOUNGE:** 4.65m x 4.24m (15'3" x 13'11") measurement into uPVC double glazed bay window which overlooks the communal gardens. Sliding double glazed patio doors opening onto **COVERED SUN BALCONY** with glass balustrade and enjoying views towards the sea, fire surround housing electric living flame fire, Dimplex Quantum electric night storage heater, TV point, archway opening to:

**DINING ROOM:** 3.28m x 3.02m (10'9" x 9'11") uPVC double glazed window enjoying an outlook over the communal garden with sea glimpses, Dimplex Quantum electric night storage heater, archway through to:

**KITCHEN:** 3.02m x 2.69m (9'11" x 8'10") A stylish kitchen with a fitted range of wood effect working surfaces with range of cupboards, drawer units, two pull-out drawer/carousel units, plumbing for automatic washing machine beneath worktops, range of wall mounted cupboards with concealed lighting beneath, 'Franke' single drainer sink unit with chrome mixer tap, Bosch ceramic hob with extractor hood over, Neff built-in double oven and grill with cupboards above and below, integrated fridge and freezer.

**BEDROOM 1:** 4.09m x 3.68m (13'5" x 12'1") maximum overall measurement. Spacious main bedroom with large built-in floor to ceiling wardrobes with mirror fronted sliding doors, further built-in double and single wardrobes with clothes rail and shelf, electric wall heater, uPVC double glazed window.

**EN-SUITE SHOWER ROOM/WC:** 3.51m x 1.63m (11'6" x 5'4") maximum measurement including door recess and shower cubicle. Tiled shower cubicle housing Mira shower unit with folding shower splash screen door, wash hand basin with display surfaces with drawer units and storage cabinet beneath, fitted mirror and light over, WC with push button flush, electric wall heater, mirror fronted medicine cabinet, fully tiled walls and tiled flooring, uPVC double glazed window with patterned glass.

**BEDROOM 2:** 3.94m x 3.02m (12'11" x 9'11") uPVC double glazed window with views towards the sea, two built-in single wardrobes with clothes rail and shelf, electric wall heater.

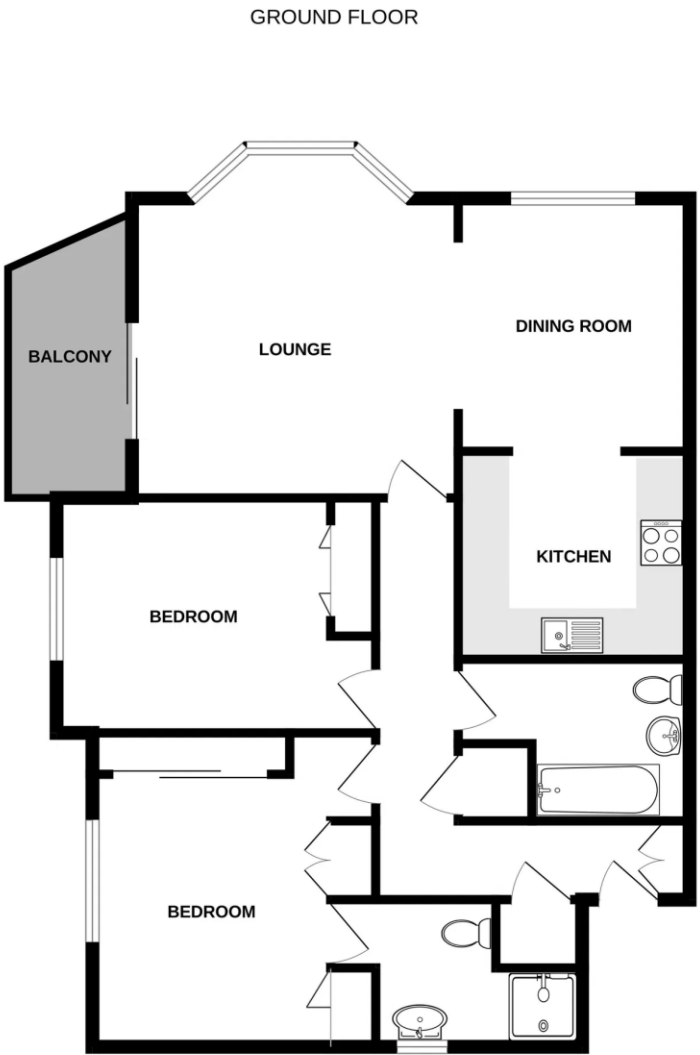
**MAIN BATHROOM/WC:** 2.72m x 2.06m (8'11" x 6'9") maximum overall measurement. Modern white suite comprising bath with shower attachment and ceiling extractor hood over, shower splash screen, pedestal wash hand basin, WC with push button flush, electric wall heater, fully tiled walls and tiled flooring, tiled shelf with fitted mirror, light and shaver socket over.

**OUTSIDE:** Warley enjoys an enviable location just off Exmouth sea front and is approached via a sweeping driveway entrance with access to VISITORS PARKING and also leading through to a BLOCK OF GARAGES where this apartment benefits from a single garage with up and over door with parking space directly in front of the garage. There are attractive communal lawned gardens surrounding the development, with flower beds and borders.

**GARAGE:** With up and over door. Power and light connected. Parking space in front of the garage.

**TENURE AND OUTGOINGS:** We understand that the property is held on a 999 year lease from 1990 and also benefits from a 1/18th equal share of the freehold known as The Warley Management Exmouth Limited. Service Charges: £2,172.10 per annum including water rates. Ground Rent: £60 per annum. No pets allowed.

**FLOOR PLAN:**



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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