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Flat 3 Adelaide Court, Louisa Place,
Exmouth, EX8 2AL

GUIDE PRICE
£255,000
TENURE Leasehold



**A Spacious Ground Floor Purpose Built Apartment Enjoying An
Enviably Location, Only A Short Distance From The Seafront And Within
Walking Distance Of The Town Centre With Well Kept Communal
Gardens, Garage And Communal Parking Area**

Own Private Entrance * Reception Hall * Lounge/Dining Room With Access To Sun Terrace
* Kitchen/Breakfast Room * Two Double Bedrooms * Bathroom * Separate Wc * Double
Glazed Windows * Gas Central Heating * Some General Refurbishment Required
Offered For Sale With No Ongoing Chain

3 Adelaide Court, Louisa Place, Exmouth, EX8 2AL

THE ACCOMMODATION COMPRISES: Own private front door with patterned glass giving access to:

ENTRANCE LOBBY: With inner door leading through to:

RECEPTION HALL: Radiator, coats cupboard housing gas meter with fitted shelving, wall lighting, doors giving access to all rooms:

LOUNGE/DINING ROOM: 6.25m x 4.72m (20'6" x 15'6") narrowing to 4.09m (13'5") A bright spacious room with double glazed windows overlooking the front aspect and double glazed door with patterned glass giving access onto the communal gardens. TV point, two radiators, wall lighting, serving hatch to kitchen.

KITCHEN/BREAKFAST ROOM: 3.56m x 3.02m (11'8" x 9'11") Fitted range of wood-effect worktops with cupboards, drawer units and plumbing for automatic washing machine beneath worktop, one and a half bowl single drainer sink unit, inset four ring gas hob, built-in double oven, space for upright fridge/freezer, range of wall mounted cupboards, breakfast bar area, radiator, cupboard housing Worcester gas boiler for hot water and central heating, double glazed window.

BEDROOM 1: 4.17m plus doorway recess x 3.63m (13'8" x 11'11") A super sized main bedroom with built-in single wardrobe, radiator, double glazed window, wall lighting.

BEDROOM 2: 3.61m x 2.74m (11'10" x 9'0") A dual aspect room with two sets of double glazed windows, radiator, built-in double wardrobe fitted with chest of drawer and shelving units.

BATHROOM: 2.06m x 1.47m (6'9" x 4'10") With bath, wash hand basin, tiling to splash prone areas, radiator, double glazed window with patterned glass.

SEPARATE CLOAKROOM/WC: With WC and double glazed window with patterned glass.

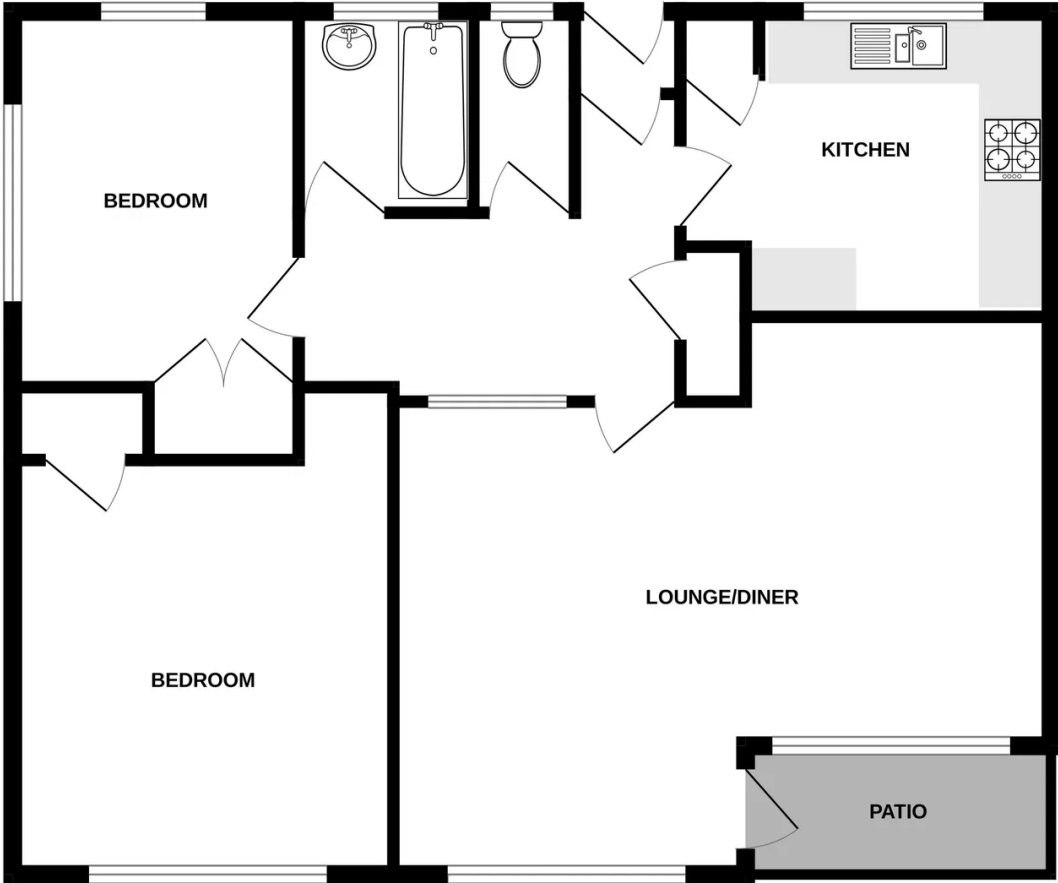
OUTSIDE: The property enjoys communal gardens, parking and drying area. Outside cold water tap.

GARAGE: 5.03m x 2.69m (16'6" x 8'10") With up and over door.

TENURE: Service Charge: Will be sold with a newly extended 99 year lease with a peppercorn Ground Rent. Maintenance: Is a one sixth share of all outgoings – paid every 12 months

FLOOR PLAN:

GROUND FLOOR



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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