



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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First Floor Flat, 10 North Street,  
Exmouth, EX8 1LF

GUIDE PRICE  
**£177,500**  
TENURE Share Of Freehold



A Self Contained First And Second Floor Maisonette Located Close To  
Exmouth Town Centre

Private Entrance & Hallway • Spacious Lounge/Dining Room  
Kitchen/Breakfast Room • Large Second Floor Bedroom • Second Floor Shower Room/WC  
Gas Central Heating • Double Glazed Windows • Super First Time/Investment Purchase  
Share Of Freehold And Held On A Long Lease

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**THE ACCOMMODATION COMPRISES:** Private front door to:

**ENTRANCE HALL:** Electric meters and consumer unit; radiator; stairs to first floor landing with double glazed window; staircase to second floor.

**LOUNGE:** 4.72m x 3.3m (15'6" x 10'10") into wall recess. uPVC double glazed sash style window to front aspect; feature fireplace in wooden surround; radiator; fitted cupboard.

**KITCHEN/BREAKFAST ROOM:** 3.35m x 3.3m (11'0" x 10'10") into wall recess. Range of work top surfaces with matching splash backs; cupboards, drawer units and plumbing for an automatic washing machine beneath; inset single drainer sink with mixer tap; inset four ring electric hob with oven beneath and extractor hood over; wall mounted cupboards; wall mounted gas boiler; radiator; shelved storage cupboard in wall recess; feature fireplace with wooden surround; uPVC double glazed window to rear aspect.

**SECOND FLOOR LANDING:** Doors to:

**BEDROOM:** 6.83m x 3.2m (22'5" x 10'6") A spacious bedroom with part sloping ceiling; uPVC double glazed dormer style window to rear aspect; radiator; television point.

**SHOWER ROOM/WC:** 2.13m x 1.65m (7'0" x 5'5") Part sloping ceiling; part tiled walls; shower cubicle; pedestal wash hand basin; WC; radiator; uPVC double glazed window.

**TENURE AND OUTGOINGS:** Details to be confirmed.

FLOOR PLAN: TO FOLLOW:



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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