











Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in the part of Pennys Estate Agents Limited. (3) None of the statements contained in the part of Pennys Estate Agents Limited. (3) None of the statements contained in the part of Pennys Estate Agents Limited. (3) None of the statements contained in the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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



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

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PENNYS ESTATE AGENTS

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

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.

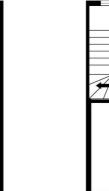
KITCHEN/BREAKFAST ROOM: 3.35m x 3.3m (11'0" x 10'10") into wall recess. Range of work top surfaces with matching splash backs; cupboards, drawer units and plumbing for an automatic washing machine beneath; inset single drainer sink with mixer tap; inset four ring electric hob with oven beneath and extractor 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.

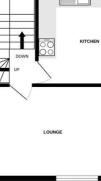
SECOND FLOOR LANDING: Doors to:

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.





doors, windows, rooms and any other it mission or mis-statement. This plan is fo spective purchaser. The services, syster





the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, strative purposes only and should be used as such by any ind appliances shown have not been tested and no guarantee tilling or efficiency can be given.