



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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Flat 1 Alma House, Beacon Hill,  
Exmouth, EX8 1PB

GUIDE PRICE  
**£159,950**  
TENURE Share of Freehold



**A Spacious Ground Floor Flat Located In A Well Maintained Grade II Listed Building Ideally Situation Just A Short Distance From Both The Town Centre And Seafront And Enjoying A Pleasant Outlook Towards The Manor Gardens**

Spacious Lounge/Dining Room With Parquet Flooring \* Kitchen/Breakfast Room \* Double Bedroom \* Shower Room/Wc \* Gas Central Heating  
Communal Gravelled Rear Courtyard Garden With Good Size Outside Store  
Excellent Permanent Home Or Holiday Investment Or Holiday Home Retreat



Flat 1 Alma House, Beacon Hill, Exmouth, EX8 1PB

**THE ACCOMMODATION COMPRISES:** Communal solid wood front door to communal entrance vestibule with inner hall with patterned glass giving access to communal hallway, solid wood front door leads to:

**RECEPTION HALL:** Radiator, coats cupboard, window fitted with obscure glass.

**LOUNGE/DINING ROOM:** 5.41m x 5.26m (17'9" x 17'3") maximum overall measurement. A most spacious and elegant room with sealed unit glazed sash window to front aspect enjoying a pleasant outlook towards the Manor Gardens, parquet flooring, tiled fireplace housing living flame-effect coal gas fire, TV point, picture rail.

**KITCHEN/BREAKFAST ROOM:** 3.96m x 2.77m (13'0" x 9'1") Comprising of a range of worktops with inset one a quarter bowl sink unit with mixer tap, cupboards, drawer units, plumbing for automatic washing machine beneath, inset four ring electric hob with built-in oven below, wall mounted Glowworm gas boiler for hot water and central heating, radiator, skylight window allowing an abundance of light, uPVC double glazed window and door giving access to:

**REAR PORCH:** 1.52m x 0.97m (5'0" x 3'2") Double glazed windows and door giving access to the communal courtyard garden.

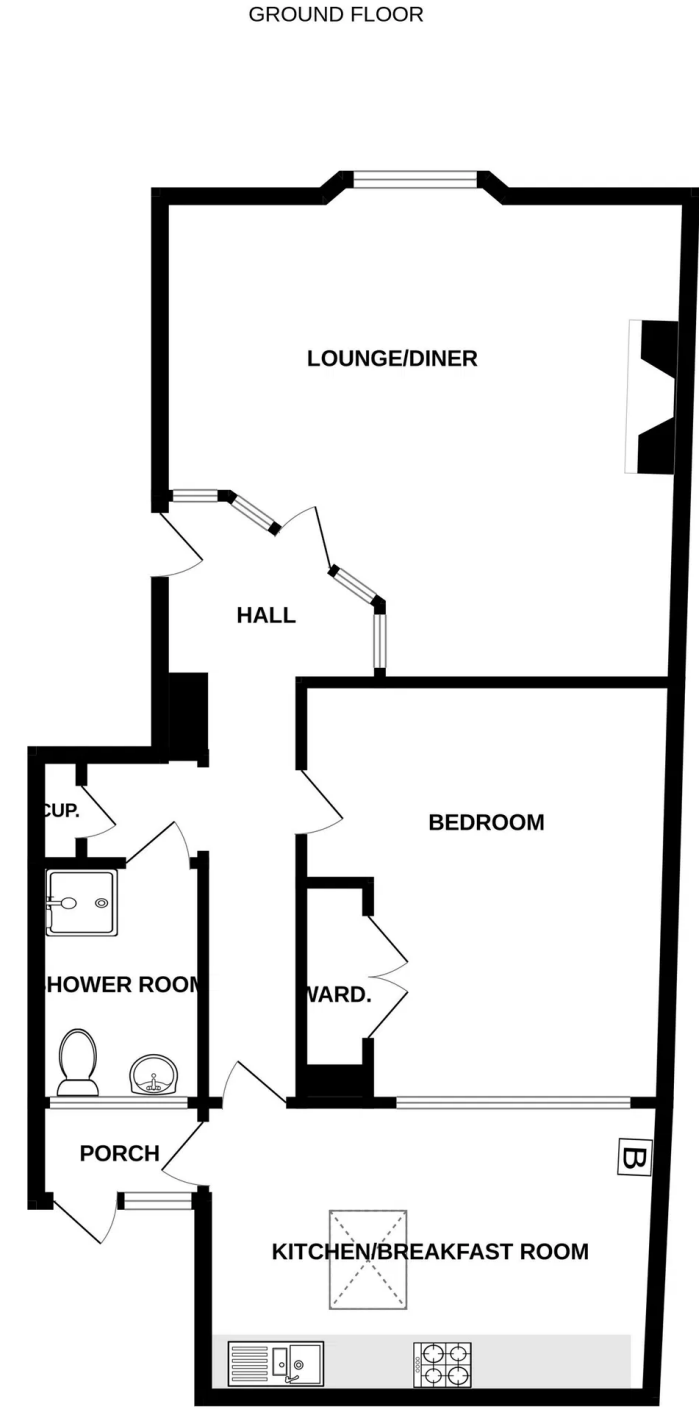
**BEDROOM:** 4.27m x 3.66m (14'0" x 12'0") A good size bedroom with built-in wardrobes, picture rail, radiator, windows and TV point.

**SHOWER ROOM/WC:** Comprising of a shower cubicle with splash screen door, tiled cubicle and shower unit, pedestal wash hand basin, WC, window with patterned glass, radiator.

**OUTSIDE:** To the rear of the property is a decorative stone communal courtyard garden with rear pedestrian access via a wooden gate, leading out onto The Beacon. Access to good size communal storage area ideal for bikes etc.

**TENURE:** Service Charges: The property is held on a 999 year lease and enjoys a share of the freehold. Maintenance charges are on an as and when basis.

FLOOR PLAN:



TOTAL FLOOR AREA : 700sq.ft. (65.0 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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