



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		
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7 Execliff, 1 Trefusis Terrace, Exmouth,
EX8 2AX

GUIDE PRICE

£300,000

TENURE Share of Freehold



An Extremely Spacious Ground Floor Apartment Forming Part Of A Most Distinctive And Historic Building Ideally Located Close To Exmouth Seafront

Spacious And Refurbished Accommodation * Attractive Living Room With Feature Fireplace * Modern Kitchen/Breakfast Room * Utility Room * Dining Room * Three Bedrooms (Two Of Which Are Doubles) * Shower Room/Wc * Separate Cloakroom/Wc Gas Central Heating * Double Glazed Windows * Allocated Parking Space * Well Kept Communal Gardens * Super Permanent Or Holiday Home Retreat

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THE ACCOMMODATION COMPRISES: Communal entrance hall, which is an impressive feature of the property with period moulded wood panelling leading to:

COMMUNAL RECEPTION HALL: Which boasts marble tiled floor. The apartment is found on this level and approached by a composite front door giving access to:

HALLWAY: With feature ceiling beam and recessed spotlighting, good size coats cupboard, two radiators.

SITTING ROOM: 15'4 x 14'9 (4.67m x 4.49m) With feature fireplace with inset coal-effect fire, wall lighting, radiator, door giving access to the kitchen, uPVC double glazed window to rear aspect.

From the hallway there is an opening to:

INNER HALLWAY: With wall lighting, leading through to:

KITCHEN/BREAKFAST ROOM: 13'6 x 9'9 (4.12m x 2.98m) This room provides a super space for entertaining, stylishly finished with solid wood work surfaces with Belfast style sink unit, cupboards and drawer units, integrated dishwasher beneath work surfaces, two wall mounted cupboards, access to good size store cupboard, radiator, part tiled walls, uPVC double glazed window to rear aspect, door to:

UTILITY ROOM: 7'8 x 9'10 (2.33m x 3.01m) Fitted with solid wood worktops, plumbing for automatic washing machine and tumble dryer space, drawer unit and shelving beneath worktops, two uPVC double glazed windows overlooking the rear aspect and opening to:

DINING ROOM: 10'4 x 9'10 3.14m x 3.01m) With wall lighting.

From the utility room door to:

CLOAKROOM/WC: 10'8 x 3'2 (3.25m x 0.98m) Pedestal wash hand basin, WC, radiator, uPVC double glazed window with patterned glass.

BEDROOM 1: 13'11 x 12'9 (4.23m x 3.88m) uPVC double glazed windows to front aspect, radiator and wall lighting.

BEDROOM 2: 12'2 x 10' (3.71m x 3.06m) uPVC double glazed window to front aspect, radiator, feature ceiling beam.

BEDROOM 3: 12'6 x 7'1 (3.81m x 2.16m) uPVC double glazed window to front aspect, feature ceiling beam, radiator and fitted corner cabinet.

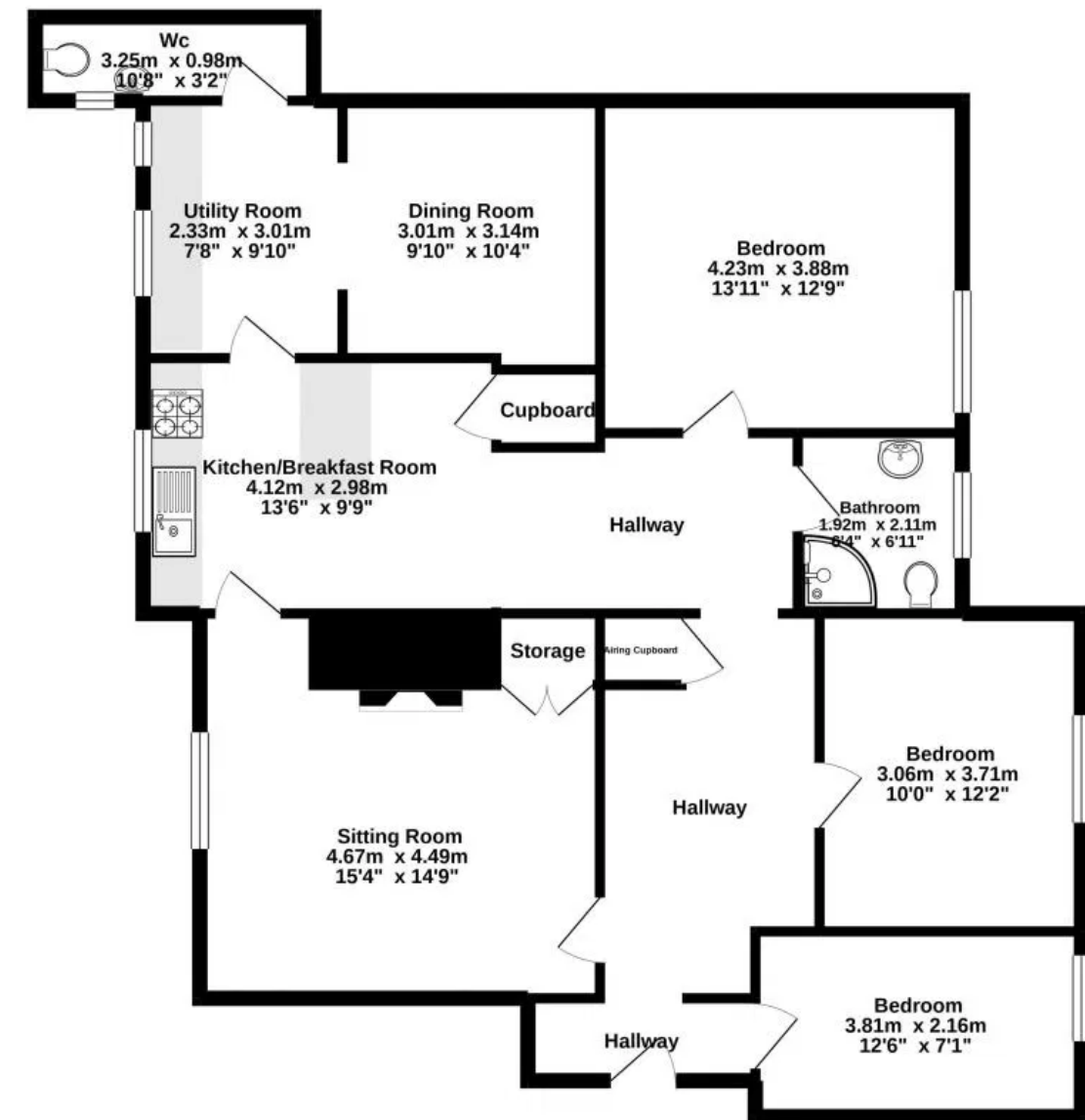
SHOWER ROOM/WC: 6'11 x 6'4 (2.11m x 1.92m) Fitted with shower cubicle, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, attractive fully tiled walls, uPVC double glazed window with patterned glass.

OUTSIDE: Execliff House stands in delightful walled communal gardens which are predominantly laid to lawn with well stocked mature flower and shrub borders, to the rear of the property there is an allocated parking space.

TENURE: We understand the property has a share of the freehold. **Lease:** To be confirmed. **Service Charge:** Current annual fee is £2,115.

FLOOR PLAN:

112.3 sq.m. (1209 sq.ft.) approx.



TOTAL FLOOR AREA : 112.3 sq.m. (1209 sq.ft.) 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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