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Flat 1, 24 Danby Terrace, Exmouth,  
EX8 1QS

GUIDE PRICE  
**£116,500**  
TENURE Leasehold



A Compact And Well Presented Ground Floor Flat Ideally Located Only A Short Distance From The Town Centre, Amenities And Train Station

Reception Hall \* Lounge \* Separate Kitchen \* Bedroom \* Shower Room/Wc  
Super First Time Purchase \* For Sale With No On-Going Chain

**Flat 1, 24 Danby Terrace, Exmouth, EX8 1QS**

**THE ACCOMMODATION COMPRISES:** Communal front door and entrance hall, private front door to:

**RECEPTION HALL:** With wood-effect flooring, smoke detector, electric consumer unit.

**LOUNGE:** 3.48m x 3.2m (11'5" x 10'6") Wall mounted electric living flame fire, fitted storage cabinet and shelving in wall recesses, wood-effect flooring, TV point, wall mounted electric heater, uPVC double glazed window to rear aspect.

**KITCHEN:** 2.06m x 1.37m (6'9" x 4'6") plus window recess. Fitted with patterned worktops with inset circular sink unit with mixer tap, tiled splashback, inset four ring electric hob with filter extractor hood over and built-in oven below, wall mounted cupboards, cupboards, drawer units and appliance space beneath worktops, uPVC double glazed window to front aspect, smoke detector.

**BEDROOM:** 4.11m x 1.98m (13'6" x 6'6") Wood-effect flooring, wardrobe with clothes rail and storage cupboards over, further shelved cupboard, electric wall heater, uPVC double glazed window to front aspect.

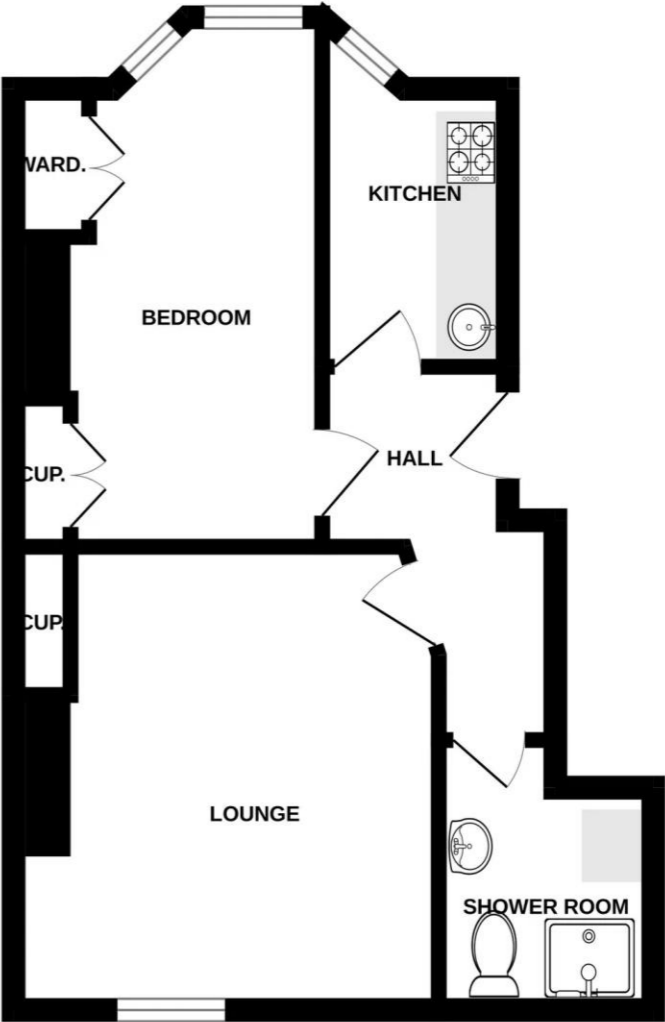
**SHOWER ROOM/WC:** 2.24m x 1.7m (7'4" x 5'7") Fitted with shower cubicle housing shower unit and sliding shower splash screen doors, wash hand basin, WC with push button flush, tiling to splash prone areas, display surface with plumbing for automatic washing machine beneath, electric Ariston water heater, ceiling extractor fan.

**OUTSIDE:** Small front terrace courtyard which is laid to stone chippings and pot plants, providing a low maintenance outside area exclusive to Flat 1.

**TENURE & OUTGOINGS:** The flat is held on a 999 year lease from 2007. Service Charge: To be confirmed.

**FLOOR PLAN:**

GROUND FLOOR



TOTAL FLOOR AREA : 312sq.ft. (29.0 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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