



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(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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34 Priddis Close, Exmouth, EX8 5PG

GUIDE PRICE  
**£179,950**  
TENURE Leasehold



**A Beautifully Presented Ground Floor Flat With Its Own Gardens And  
Allocated Parking Space Enjoying A Tucked Away Location Yet  
Convenient To Amenities**

Entrance Porch \* Lounge/Dining Room \* Modern Kitchen \* Double Bedroom  
With Built-In Wardrobe \* Modern Bathroom/Wc \* Gas Central Heating And  
Double Glazed Windows \* Viewing Recommended



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**THE ACCOMMODATION COMPRISES:** Double glazed front door to:

**ENTRANCE PORCH:** Electric consumer unit, inner door to:

**LOUNGE/DINING ROOM:** 5.28m x 3.61m (17'4" x 11'10") narrowing to 1.75m) (5'9") A bright living area with double glazed window to front aspect, TV point and radiator.

**KITCHEN:** 4.01m x 1.73m (13'2" x 5'8") A well equipped modern kitchen comprising of a range of worktops with cupboards and drawer units, tiled splashbacks, plumbing for automatic washing machine beneath, inset single drainer sink unit, gas and electric points, wall mounted cupboards, space for upright fridge/freezer, radiator, double glazed window and door giving access to the flats own garden.

From the lounge area door to:

**INNER HALLWAY:** Understairs cupboard, radiator.

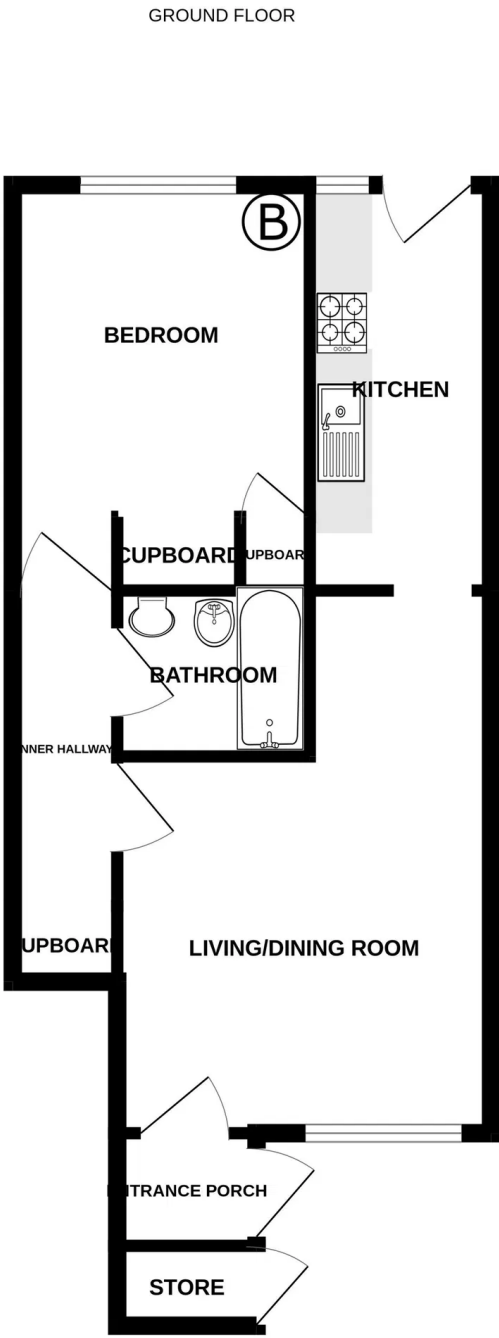
**BEDROOM:** 3.66m x 2.87m (12'0" x 9'5") Radiator, wall mounted modern Vaillant gas boiler for hot water and central heating, built-in double wardrobe with sliding doors with adjoining linen cupboard, double glazed to rear aspect.

**BATHROOM/WC:** 1.88m x 1.52m (6'2" x 5'0") Comprising bath with shower over, shower splash screen, vanity wash hand basin, WC, heated towel rail, extractor fan, tiling to splash prone areas.

**OUTSIDE:** To the front of the property is an attractive stone garden area with pathway leading to the property with bin store. The rear of the property enjoys its own tiered rear garden, patio and decorative stone areas with flower and shrub beds. The garden is fully enclosed with outside water tap.

**TENURE & OUTGOINGS:** The property is held on a 999 year lease with a Peppercorn Ground Rent. We understand will also be sold with the Freehold of the building. There are no Service Charges.

FLOOR PLAN:



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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