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Flat 2, 28 Morton Road, Exmouth, EX8 1BA

GUIDE PRICE  
**£175,000**  
TENURE Shared Freehold



**A Well Presented And Much Improved First Floor Flat Ideally Located Just Off Exmouth Seafront And Within Easy Reach Of The Town Centre**

Spacious And Elegant Lounge/Dining Room \* Modern Kitchen \* Double Bedroom \* Bathroom/Wc \* Shared Courtyard Garden \* Modern Gas Central Heating System \* Upvc Double Glazed Windows \* Excellent First Time Purchase Or Holiday Home Retreat



**Flat 2, 28 Morton Road, Exmouth, EX8 1BA**

**THE ACCOMMODATION COMPRISES:** Communal entrance with door intercom with staircase rising to first floor, private front door to:

**ENTRANCE HALL:** With door entry phone, radiator.

**LOUNGE/DINING ROOM:** 5.64m x 4.39m (18'6" x 14'5") maximum measurement into wall recesses and Upvc double glazed bay window overlooking the front aspect. A spacious and elegant room with tiled fireplace with matching hearth, picture rail, cornice ceiling, wood laminate flooring, TV point.

**KITCHEN:** 3.15m x 1.78m (10'4" x 5'10") A stylish kitchen comprising of wood-effect worktops with cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath with inset single drainer sink unit with mixer tap and tiled splashbacks, electric cooker point, wall mounted cupboards, wall mounted modern gas boiler for hot water and central heating, wood-effect flooring, Upvc double glazed window to front aspect.

From the lounge/dining room opening to:

**INNER HALLWAY:** Access to bedroom and bathroom.

**BEDROOM:** 4.22m x 2.74m (13'10" x 9'0") Upvc double glazed window to rear aspect, radiator, picture rail, wood laminate flooring.

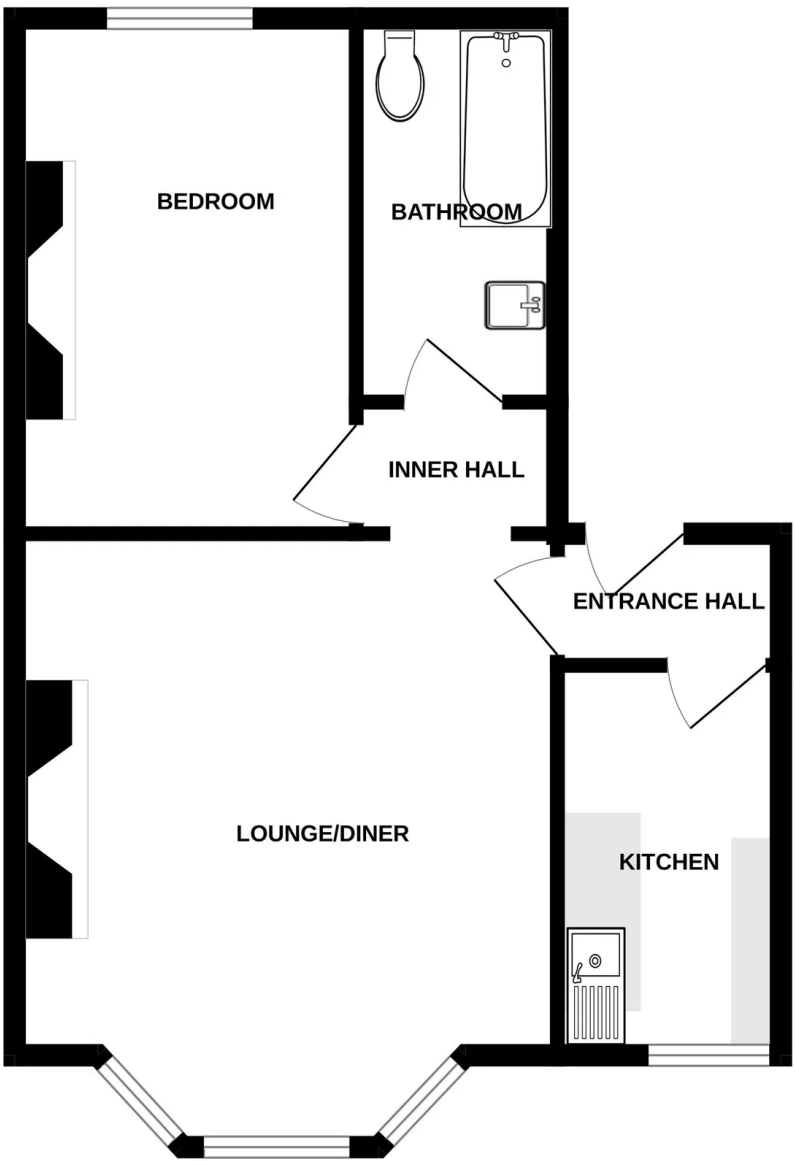
**BATHROOM/WC:** 3.1m x 1.47m (10'2" x 4'10") Fitted with white suite comprising of bath with shower unit over, shower splash screen, pedestal wash hand basin, WC with push button flush, tiling to splash prone areas, radiator, fitted storage cabinet with shelving and cupboards below, extractor fan.

**OUTSIDE:** To the rear of the property is a shared courtyard garden.

**TENURE & OUTGOINGS:** The property is held on a 999 year lease with an equal one fifth share of the freehold. Service Charge: Approximately £130 per month.

**FLOOR PLAN:**

**FIRST FLOOR**



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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