



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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Apartment 10 Villa Maison 4 Cyprus
Road, Exmouth, EX8 2DZ

GUIDE PRICE
£340,000
TENURE Leasehold



A Spacious And Well Appointed Apartment Forming Part Of A Modern Development Ideally Located Just A Short Distance From Both The Town Centre And Seafront, With Beautiful Communal Gardens And Car Port

Spacious Lounge/Dining Room * Sun Balcony * Well Equipped Kitchen/Breakfast Room
Two Good Size Bedrooms * Main Bedroom With En-Suite Shower Room/Wc * Main Bathroom Suite * Gas Central Heating * Double Glazed Windows * Viewing Recommended
Lovely Outlook With A Sea Glimpse

Apartment 10 Villa Maison, 4 Cyprus Road, Exmouth, EX8 2DZ

THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system with stairs and lift to all floors. The apartment is located on the first floor by a private front door to:

ENTRANCE LOBBY: Good size storage cupboard with slatted shelving and light, housing electric consumer unit. Inner main front door giving access to:

RECEPTION HALL: Door entry phone, radiator, doors giving access to all rooms.

LOUNGE/DINING ROOM: A bright spacious room with measurement into uPVC double glazed bay window which overlooks the rear aspect, enjoying a lovely outlook with sea glimpses. Feature wooden fire surround housing living flame electric fire with marble hearth and matching inset, two radiators, TV point, double glazed door to:

SUN BALCONY: Decked flooring, glass balustrade, enjoying lovely outlook over the communal gardens with sea glimpses, outside courtesy light.

KITCHEN/BREAKFAST ROOM: A well equipped and spacious room fitted with a range of patterned work surfaces, extended to provide a breakfast bar area (currently though housing the tumble dryer), with matching splashbacks with cupboards, drawer units, plumbing for automatic washing machine, space for dishwasher beneath work surface, inset one and a quarter bowl single drainer sink unit with mixer tap, four ring ceramic electric hob with stainless steel splashback and matching stainless steel extractor hood over with light and built-in oven below, wall mounted cupboards with concealed lighting beneath, one housing the gas boiler for hot water and central heating, recessed ceiling spotlighting, ceiling extractor fan, radiator, uPVC double glazed window to side aspect.

BEDROOM 1: A spacious main bedroom with built-in double wardrobes with clothes rail and shelf, TV point, telephone point, radiator, uPVC double glazed window to rear aspect with outlook over the communal gardens.

EN-SUITE SHOWER ROOM/WC: Fitted with double width shower cubicle with sliding shower splash screen doors, seat and shower unit. Pedestal wash hand basin, WC with push button flush, shaver socket, attractive tiling to splash prone areas, radiator, shaver socket, recessed ceiling spotlighting.

BEDROOM 2: A good size double bedroom with radiator, built-in wardrobe, radiator, uPVC double glazed to rear aspect over sun balcony, communal gardens and with sea glimpses.

BATHROOM/WC: Comprising bath with shower attachment, pedestal wash hand basin, WC with dual push button flush, tiling to splash prone area, shaver socket, chrome heated towel rail, recessed ceiling spotlighting.

OUTSIDE: To the rear of the development is beautifully landscaped communal gardens comprising of lawned areas with well stocked flower and shrub beds and patio seating areas. This apartment benefits from a good size carport. Communal bike store.

TENURE: Service Charges: £2,128 per annum. Ground Rent: £350 – fixed until 2028.

FLOOR PLAN:



Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com