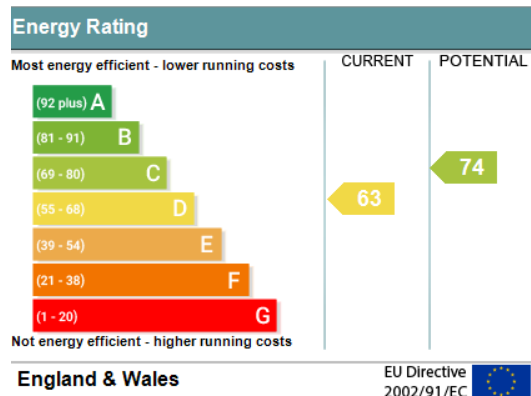
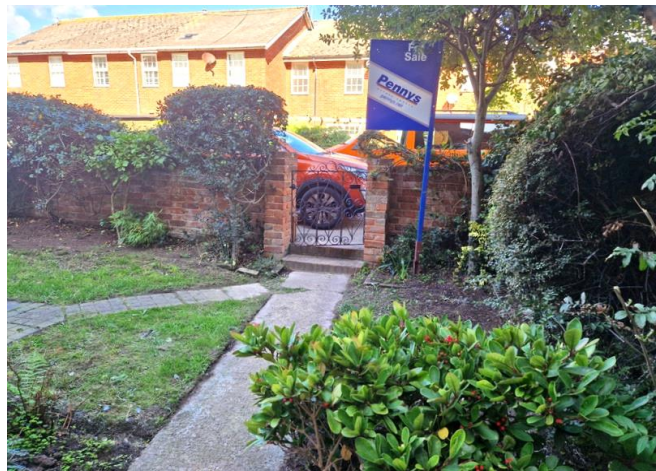




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

7 Morton Crescent Mews, Exmouth,
EX8 1BT

GUIDE PRICE
£169,950
TENURE Leasehold



A Newly Decorated Bungalow Style Apartment Enjoying Envious Location Just A Short Distance From Both The Seafront And Town Centre With Its Own Small Garden And Parking Area

Own Private Entrance * Porch * Good Size Lounge/Dining Room * Kitchen Double Bedroom * Shower Room/Wc * Gas Central Heating * Double Glazed Windows * General Refurbishment Required * Super Permanent Or Holiday Retreat * Long Lease * Share Of Freehold

7 Morton Crescent Mews, Exmouth, EX8 1BT

THE ACCOMMODATION COMPRISES: Sliding double glazed doors to:

ENTRANCE PORCH: 2.36m x 0.99m (7'9" x 3'3") uPVC double glazed windows, inner double glazed door to:

LOUNGE/DINING ROOM: 4.44m x 4.42m (14'7" x 14'6") A good size dual aspect room with double glazed tilt and turn windows to side aspect and double glazed windows to front elevation, TV point, radiator, door to:

INNER HALLWAY: Radiator, fitted shelving, telephone point, electric consumer unit. Door giving access into the main building of 14 Morton Crescent; where there is a main door opening straight onto the seafront.

KITCHEN: 3.35m x 2.13m (11'0" x 7'0") Comprising of a single drainer sink unit with cupboards under, adjoining worktop with plumbing for automatic washing machine beneath, tiled surrounds, further worktops with cupboard and drawer unit beneath, gas cooker point, wall mounted cupboards, Vaillant gas boiler for hot water and central heating, double glazed window to side aspect.

BEDROOM: 11' x 9'7 Two fitted wardrobe with mirror fronted sliding doors, radiator, TV point.

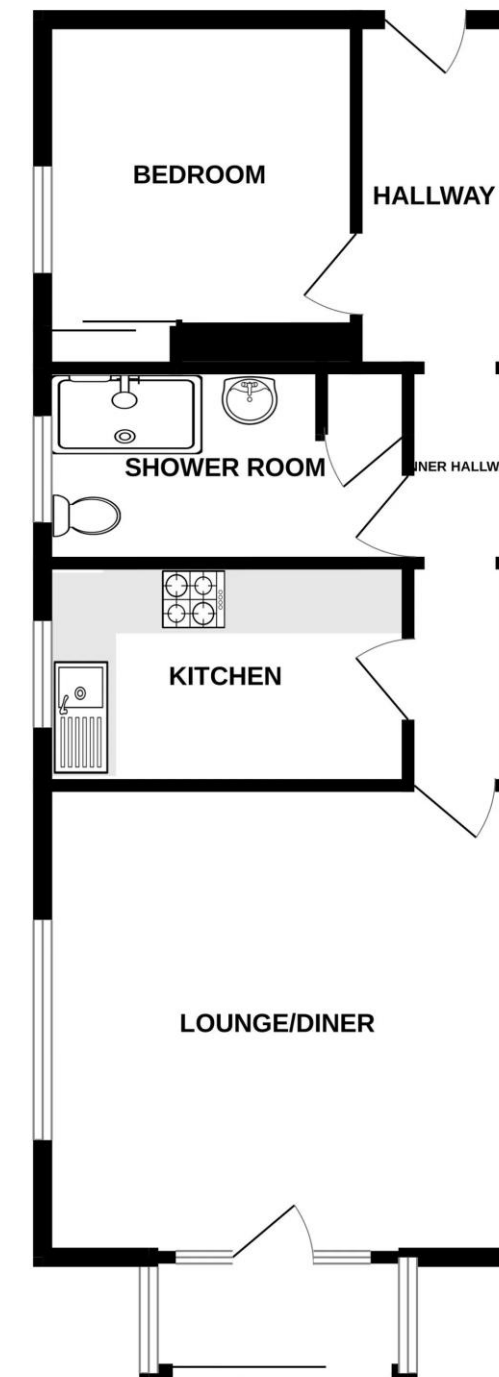
SHOWER ROOM/WC: 3.23m x 1.78m (10'7" x 5'10") Double width shower cubicle with shower unit, shower splash screen and sliding door, pedestal wash hand basin, WC, radiator, double glazed window with patterned glass, light shaver socket, linen cupboard with slatted shelving and radiator.

OUTSIDE: The property enjoys its own area of garden which is laid to lawn edged with beds and outside lighting. The property owns the parking area alongside the front boundary wall and provides parking for two cars.

TENURE & OUTGOINGS: The property has a share of the freehold of 14 Morton Crescent and is held on a 999 year lease from 2006. Service Charge: £80 per month.

FLOOR PLAN:

GROUND 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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