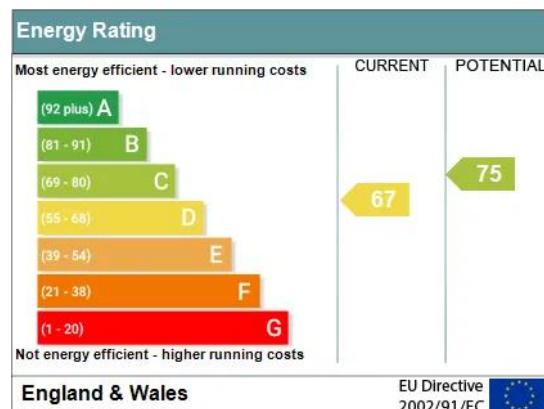




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Flat 7 Westlands, 25 Douglas Avenue,
Exmouth, EX8 2HB

GUIDE PRICE
£289,950
TENURE Leasehold



A Spacious Ground Floor Purpose-Built Apartment Located In The Desirable 'Avenues' Area Of Exmouth, Offered For Sale With No Ongoing Chain

Upvc Double Glazed Windows * Gas Central Heating * Spacious Reception Hall * Large Lounge/Dining Room With Sun Balcony Off * Kitchen * Two Double Bedrooms With Built-In Wardrobes * Bathroom/Wc * Cloakroom/Wc Garage In A Block * Well Maintained Accommodation That Could Now Benefit From Some General Refurbishment

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THE ACCOMMODATION COMPRISES: Communal entrance with door intercom, to:

COMMUNAL HALLWAY: Private front door with spyhole giving access to:

SPACIOUS RECEPTION HALL: Radiator, delivery cupboard and shelved storage cupboard, doors giving access to all rooms.

LOUNGE/DINING ROOM: 6.98m x 4.04m (22'11" x 13'3") A bright spacious room with uPVC double glazed window overlooking the communal gardens with uPVC double glazed door giving access to: **COVERED SUN**

BALCONY: Which again overlooks the garden with railings. The room itself benefits from wall mounted electric living flame fire, radiator, TV point.

KITCHEN: 3.66m x 2.69m (12'0" x 8'10") Fitted with a range of patterned work surfaces with tiled surrounds, inset one and a half bowl single drainer sink unit with cupboards, drawer units and plumbing for automatic washing machine beneath worktops, wall mounted cupboards, electric cooker point, space for fridge/freezer, wall mounted gas boiler for hot water and central heating, airing cupboard housing water cylinder and slatted shelving, fitted larder style cupboard, radiator, uPVC double glazed window to front aspect.

BEDROOM 1: 4.55m x 3.53m (14'11" x 11'7") A spacious main bedroom with built-in wardrobes and storage cupboards over, radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.63m x 3.63m (11'11" x 11'11") Another lovely size double bedroom with built-in wardrobes with storage cupboards over, further built-in wardrobe with clothes rail and shelf, radiator, uPVC double glazed window to front aspect.

BATHROOM/WC: 2.44m x 1.52m (8'0" x 5'0") Comprising bath with Mira Shower unit over, shower curtain and rail, pedestal wash hand basin, WC, tiling to splash prone areas, fitted mirror and light shaver socket over sink unit, radiator, extractor fan.

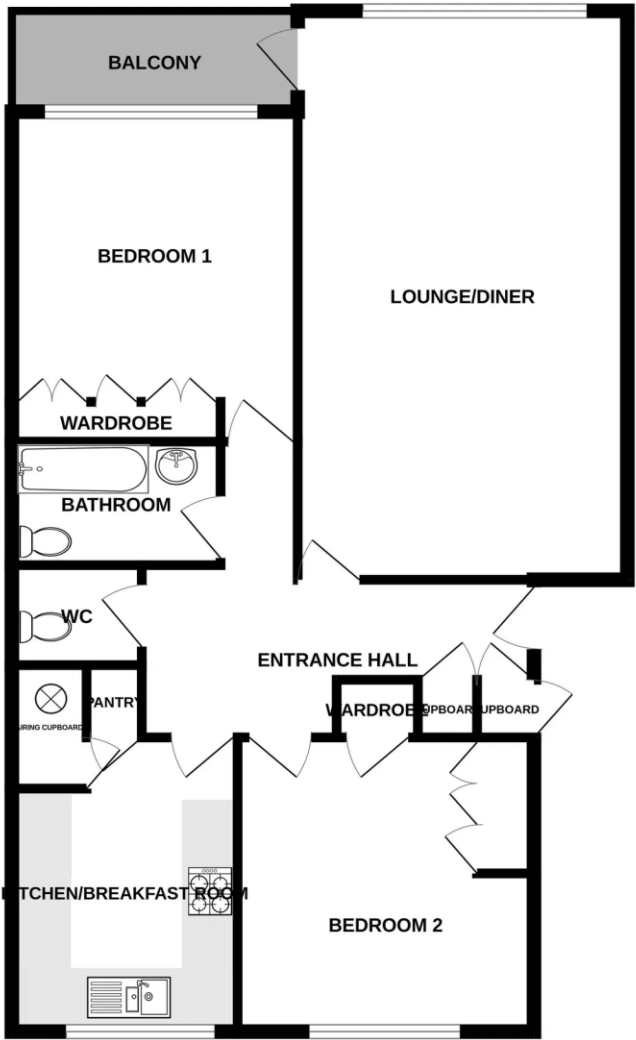
SEPARATE CLOAKROOM/WC: 1.68m x 1.22m (5'6" x 4'0") Pedestal wash hand basin with tiled splashback and fitted mirror over, WC, mirror fronted medicine cabinet.

OUTSIDE: Westlands enjoys beautifully kept communal gardens which are mainly laid to lawn with colourful flower and shrub beds, fish pond. The apartment has its own GARAGE in a block. There is a communal drying and refuse area. There is also visitors parking.

GARAGE (in a block): Up and over door, (the garage roof has been recently been replaced).

TENURE & RATES: The property is held on a 999 year lease with the benefit of the 'Share of the Freehold'. Service Charge is £145 per month including buildings insurance. There is no Ground Rent.

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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