



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(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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Flat 1, 30 The Parade, Exmouth,
EX8 1RW

PRICE:

£177,500

TENURE Leasehold



An Extremely Spacious First Floor Flat Located In The Heart Of The Town Centre

Bright And Spacious Accommodation * Lounge/Dining Room With Access To Balcony * Kitchen With Built-In Appliances * Two Large Double Bedrooms Spacious Bathroom With Bath And Shower Cubicle * Communal Sun Terrace Area * Gas Central Heating * Double Glazed Windows No Onward Chain

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THE ACCOMMODATION COMPRISES: Exterior security intercom with communal staircase leading to:

FIRST FLOOR: Inner communal door serving two apartments, again with security intercom, stairs rising to first floor communal landing, private uPVC front door with patterned double glazed inset to:

ENTRANCE PORCH: Modern electric consumer unit, engineered oak wood flooring, inner door to:

RECEPTION HALL: Radiator, door entry phone, engineered oak wood flooring, opening through to:

KITCHEN: 12'10 x 11'3 (3.90m x 3.42m) approximate overall measurement. Fitted range of wood-effect worktops with tiled splashbacks, cupboards, drawer units, integrated fridge and freezer and dishwasher beneath worktops, inset single drainer sink unit, four ring induction hob with built-in oven below, chimney style extractor hood over with light, wall mounted cupboards, two sets of uPVC double glazed windows, engineered oak wood flooring.

LOUNGE/DINING ROOM: 19'7 X 11'1 (5.97m 3.38m) overall measurement. A bright room with two sets of uPVC double glazed windows to front and rear aspects, uPVC double glazed double doors opening onto TERRACE with outlook over The Parade, two radiators, engineered oak wood flooring.

BEDROOM 1: 16'4 x 10'7 (4.97m x 3.22m) Engineered oak flooring, built-in wardrobe, radiator, uPVC double glazed window overlooking Parade.

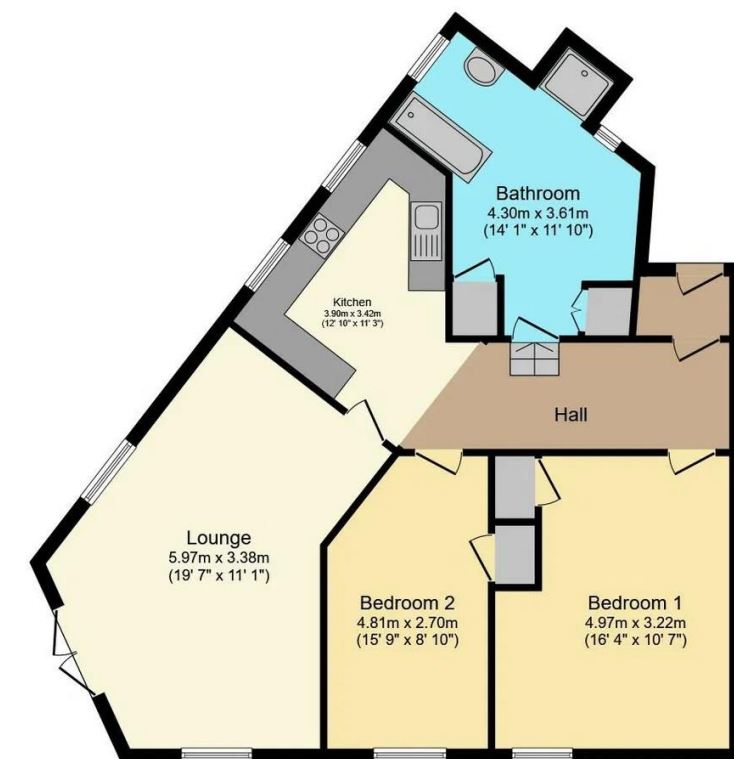
BEDROOM 2: 15'9 x 8'10 (4.81m x 2.70m) Another extremely spacious room with built-in wardrobe, radiator, engineered oak flooring, uPVC double glazed window overlooking Parade.

BATHROOM/WC: 14'1 x 11'10 (4.30m x 3.61m) maximum overall measurement. Comprising bath with shower attachment, double width shower cubicle with sliding shower splash screen doors, Mira shower unit in tiled cubicle, extractor fan, pedestal wash hand basin, further tiling to splash prone areas, WC with push button flush, radiator, floor to ceiling storage cupboard also housing the gas boiler for hot water and central heating. Utilities cupboard with plumbing for automatic washing machine.

OUTSIDE: Along with the property's private sun terrace there is also a good size communal sun terrace, shared with flat 2, with outside cold water tap and providing an excellent further outside entertaining area.

TENURE & OUTGOINGS: The property is leasehold and we understand that there is approximately 150 years remaining. Service Charge: £25 per month.

FLOOR PLAN:



Total floor area 91.9 sq.m. (990 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).
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