



AWAITING EPC

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20 York Close, Exmouth, EX8 4 EQ

GUIDE PRICE

£209,950

TENURE Leasehold



**An Extremely Spacious Three Double Bedroom First And Second Floor
Maisonette Ideally Located Close To Primary Schools And Amenities
With Two Allocated Parking Spaces And Communal Garden.**

Reception Hall * Kitchen/Breakfast Room * Spacious Lounge/Dining room * Three Double
Bedrooms * Bathroom * Separate WC * Gas central Heating Via Modern Boiler * Double
Glazed Windows * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Staircase rising to first floor; double glazed front door to:

COVERED COMMUNAL HALLWAY: Private front door giving access to:

RECEPTION HALL: Stairs rising to first floor landing; radiator; cupboard housing electric meter and consumer unit; turning staircase rising to second floor with useful understairs storage cupboard beneath.

KITCHEN/BREAKFAST ROOM: 3.43m x 3.23m (11'3" x 10'7") Fitted with a range of patterned work surfaces with tiled surrounds; cupboards and drawer units; plumbing for automatic washing machine and tumble dryer space beneath worktops; inset ceramic one and a quarter bowl single drainer sink unit with swan neck mixer tap; gas cooker point with extractor hood over; wall mounted cupboards incorporating plate rack and shelving; two glass fronted display cabinets; modern Worcester gas boiler for hot water and central heating; space for upright fridge freezer; radiator; double glazed window to front aspect.

LOUNGE/DINING ROOM: 5.74m x 3.53m (18'10" x 11'7") narrowing in dining area to 8'8". A bright spacious room with double glazed windows overlooking the communal grounds to the rear of the development; fire surround housing electric fire; television point; radiator; good size storage cupboard.

SECOND FLOOR LANDING: Access to roof space.

BEDROOM ONE: 3.61m x 3.1m (11'10" x 10'2") Modern Upvc double glazed window overlooking the communal grounds to the rear of the development enjoying a pleasant outlook towards the estuary and coastline beyond; radiator; television point; wardrobe recess with clothes rail and shelf; adjoining cupboard with shelving.

BEDROOM TWO: 3.18m x 2.74m (10'5" x 9'0") A good size double bedroom with modern Upvc double glazed window to front aspect; radiator; built in wardrobe with clothes rail and shelf.

BEDROOM THREE: 2.69m x 2.57m (8'10" x 8'5") A double bedroom with modern Upvc double glazed window to rear aspect enjoying a pleasant outlook with views towards the estuary and coastline beyond; radiator.

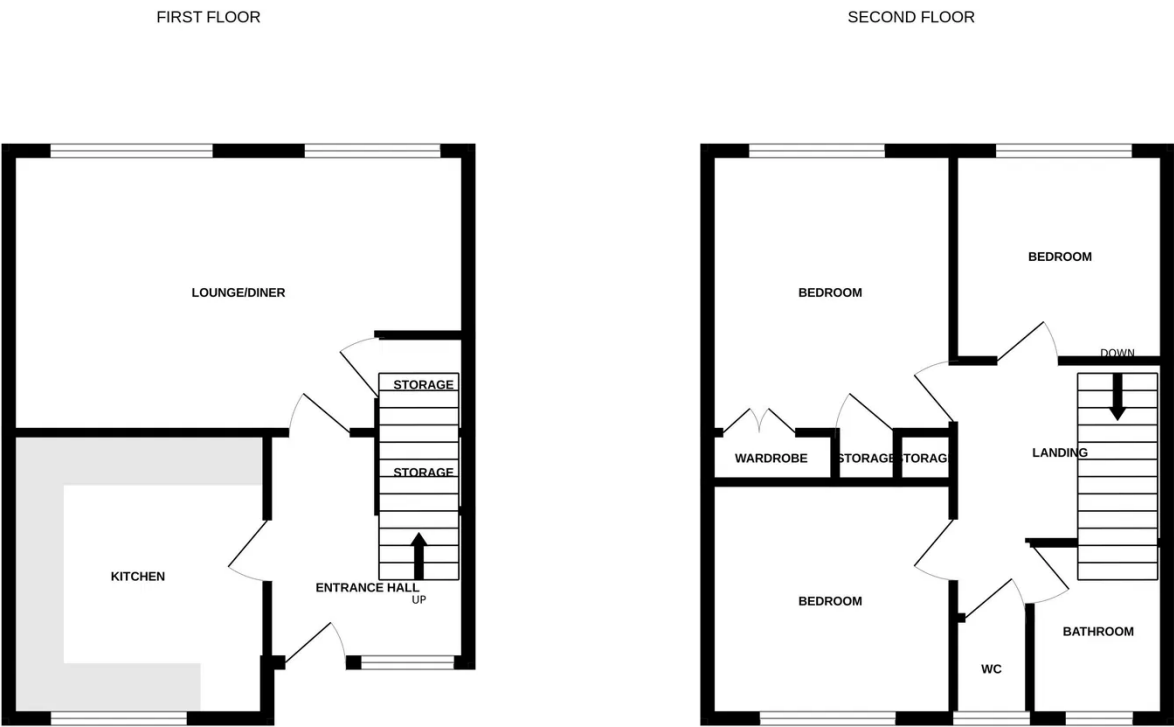
BATHROOM: 1.93m x 1.68m (6'4" x 5'6") A modern suite comprising of bath with shower unit over; shower splash screen; pedestal wash hand basin; chrome heated towel rail; fitted mirror with display lighting and incorporating a medicine cabinet; splashback walls; ceiling extractor fan; modern Upvc double glazed window with patterned glass.

SEAPRATE WC: Comprising WC; part splashback walls; modern Upvc double glazed window with patterned glass.

OUTSIDE: The property enjoys two allocated parking spaces; shared communal courtyard for two flats; private brick built garden store; areas of lawned communal gardens.

SERVICE CHARGE: The current length of lease 104 years . We are advised the service charge is £185.62 per month which includes ground rent, buildings insurance, communal grass cutting and a sinking fund.

FLOOR PLAN:



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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