



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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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Flat 6 Westlands, 25 Douglas Avenue,
Exmouth, EX8 2HB

GUIDE PRICE

£269,950

TENURE Share of Freehold



**A Beautifully Presented And Spacious Top Floor And Purpose Built
Apartment Located In The Desirable 'Avenues' Area of Exmouth And
Offered For Sale With No Ongoing Chain.**

Superb Lounge/Dining Room With Balcony Off * Stylish Modern Kitchen/Breakfast Room
Two Double Bedrooms Both With Built In Wardrobes * Main Modern Shower Room/WC
Further Shower Room/WC * Gas Central Heating * Double Glazed Windows * Garage Plus
Visitors Parking * Superb Communal Gardens * Viewing Recommended
No Onward Chain

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Door intercom system with stairs rising to Top Floor. Private front door to:

RECEPTION HALL: Spacious reception hall with door entry phone; radiator; deliveries cupboard; coats cupboard; doors giving access to all rooms.

SHOWER ROOM/WC: Fitted with tiled shower cubicle with folding shower splash screen door; shower unit; wash hand basin with cupboards beneath and chrome mixer tap; WC with concealed cistern and push button flush with recessed mirror fronted cabinet; heated towel rail; ceiling extractor fan; attractive matching tiling to splash prone areas.

LOUNGE/DINING ROOM: 7.09m x 4.09m (23'3" x 13'5") An extremely spacious room with double glazed windows enjoying a pleasant open outlook with sea and coastline views in the distance; television point; radiator; double glazed door to COVERED SUN BALCONY with tiled floor and railings again enjoying views towards the sea and coastline in the distance.

KITCHEN/BREAKFAST ROOM: 3.66m x 2.74m (12'0" x 9'0") A modern stylish kitchen fitted with a range of patterned gloss finished work tops with matching splashbacks; cupboards, drawer units and integrated dishwasher beneath; inset one and a quarter bowl single drainer sink unit; inset four ring electric hob with tiled splashback; chimney style stainless steel extractor hood over with light; built in oven below; matching wall mounted cupboards, one housing Vaillant gas boiler for hot water and central heating; space for upright fridge freezer; utilities cupboard with plumbing for automatic washing machine and water cylinder; ceiling spotlighting; radiator; double glazed window.

BEDROOM ONE: 4.52m x 3.53m (14'10" maximum x 11'7") A lovely sized double bedroom with double glazed window again enjoying views to the sea and coastline beyond; built in floor to ceiling wardrobes with four sets of mirror fronted sliding doors with dual clothes rail and shelving; radiator; television point.

BEDROOM TWO: 3.63m x 3.63m (11'11" x 11'11") Another good size double bedroom with built in wardrobe; radiator; double glazed window.

MAIN SHOWER ROOM/WC: 2.36m x 1.55m (7'9" x 5'1") Stylishly fitted with a double width shower tray with shower splash screen, shower unit; attractive tiled walls to splash prone areas; attractive tiled cubicle; contemporary style wash hand basin with mixer tap with deep draw units beneath; adjoining WC with concealed cistern with push button flush and display shelf over; matching tiling to splash prone areas; shaver socket; fitted mirror with integrated light over wash hand basin; chrome towel rail; extractor fan.

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.

TENURE & SERVICE CHARGE: The property is held on a 999 year lease from 2005 with the benefit of the 'Share of the Freehold'. Service Charge is £145 per month including buildings insurance. There is a Peppercorn Ground Rent.

FLOOR PLAN:



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