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Flat 9 Ashley House, Raddenstile Lane  
Exmouth, EX8 2JH

GUIDE PRICE  
**£285,000**  
TENURE Share of Freehold



**A Purpose Built First Floor Flat With Excellent Estuary And Coastline Views, Garage, Ideally Situated Within Easy Reach Of Both The Town centre And Seafront**

Lift And Stairs To All Floors \* Reception Hall \* Lounge/Dining Room With Sun Balcony \* Kitchen \* Two Bedrooms \* En-Suite Shower Room/Wc Bathroom/Wc \* Double Glazed Windows \* Gas Central Heating \* Offered For Sale With No Ongoing Chain



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THE ACCOMMODATION COMPRISES:

**COMMUNAL ENTRANCE:** Door entry intercom giving access to communal areas; stairs and lift to first floor; private front door to:

**RECEPTION HALL:** Door entry phone; radiator; wall lighting; good sized shelved storage cupboard; coats cupboard with clothes rail and shelf.

**LOUNGE/DINING ROOM:** 5.26m x 3.94m (17'3" x 12'11") Two radiators; fire surround housing electric living flame coal fire; television point; wall lighting; sliding double glazed doors opening to SUN BALCONY enjoying views across the town, estuary and coastline in the distance; decorative archway to:

**KITCHEN:** 2.97m x 1.96m (9'9" x 6'5") Fitted with patterned worktops with tiled surrounds; cupboards, drawer units, plumbing for automatic washing and space for fridge beneath; single drainer sink unit; four ring gas hob with extractor hood over; built in oven below; wall mounted cupboards; wall mounted boiler for hot water and central heating; double glazed window enjoying lovely views towards the estuary and coastline beyond.

**BEDROOM ONE:** 3.91m x 3.38m (12'10" x 11'1") Radiator; double glazed window to side aspect with views to the estuary and coastline; television point.

**EN-SUITE SHOWER ROOM/WC:** 2.36m x 0.86m (7'9" x 2'10") Shower cubicle with shower unit; folding shower splash screen; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; mirror; light/shaver socket.

**BEDROOM TWO:** 3.18m x 2.57m (10'5" x 8'5") Radiator; double glazed window to side aspect with views to the estuary and coastline; television point.

**BATHROOM/WC:** Comprising bath; pedestal wash hand basin with fitted mirror and light shaver socket over; WC; radiator; tiling to splash prone areas.

**OUTSIDE:** The property benefits from a GARAGE with up and over door with parking space directly in front.

FLOOR PLAN:

