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Flat 1, 5 Rolle Road, Exmouth,  
EX8 2AA

GUIDE PRICE  
**£249,950**  
TENURE Leasehold



**A Superbly Positioned Self Contained Ground Floor Apartment Located  
Close To The Heart Of Exmouth Town Centre Enjoying An Outlook Over  
Holy Trinity Church With Parking And Garage / Store**

Own Private Entrances \* Attractive Lounge / Dining Room \* Kitchen / Breakfast Room \*  
Two Double Bedrooms \* Re-Fitted Bathroom Suite \* Separate Cloakroom / WC \* Gas  
Central Heating \* Double Glazed Windows \* Super Home \* Viewing Strongly  
Recommended

**Flat 1, 5 Rolle Road, Exmouth, EX8 2AA**

**THE ACCOMMODATION COMPRISES:** Private entrance with uPVC double glazed front with oval window inset giving access to the:

**RECEPTION HALL:** Radiator; picture rails; storage cupboards over door recess; thermostat control for central heating.

**LOUNGE / DINING ROOM:** 15' 11" (4.85m) x 11' 10" (3.61m) A most attractive room with uPVC double glazed bay window overlooking the front aspect gaining lovely views over Holy Trinity Church and its grounds; feature fireplace housing living flame effect gas fire; television point; two radiators; picture rails.

**KITCHEN / BREAKFAST ROOM:** 14' 10" (4.52m) maximum measurement into wall recess x 8' 10" (2.69m) Fitted with a range of wood effect work top surfaces with tiled splashbacks; inset stainless steel sink unit; base cupboards, drawer units, space and plumbing for washing machine beneath work surfaces; two wall mounted glass-fronted eye-level display cabinets; gas cooker point; space for upright fridge / freezer; upright larder style cupboard with pull-out chrome storage units; further fitted work tops housed in chimney recess with cupboards and drawer units beneath; fitted cupboard housing the gas boiler providing domestic hot water and central heating; radiator; telephone point; two double glazed windows to rear aspect; uPVC stable style door giving access to outside.

**BEDROOM ONE:** 13' 5" (4.09m) x 11' 11" (3.63m) maximum overall measurement. uPVC double glazed window to rear aspect; radiator; picture rails; built-in wardrobes with storage cupboards over.

**BEDROOM TWO:** 12' 10" (3.91m) x 11' 7" (3.53m) uPVC double glazed window to front aspect again gaining excellent views over Holy Trinity Church and its grounds; radiator; picture rails.

**BATHROOM:** Comprising of a bath with shower attachment, shower curtain and rail; wash hand basin set in display surface with cupboards and radiator beneath, mirror and light / shaver socket over; floor mounted medicine / storage cupboard with display surface over; uPVC double glazed window with patterned glass.

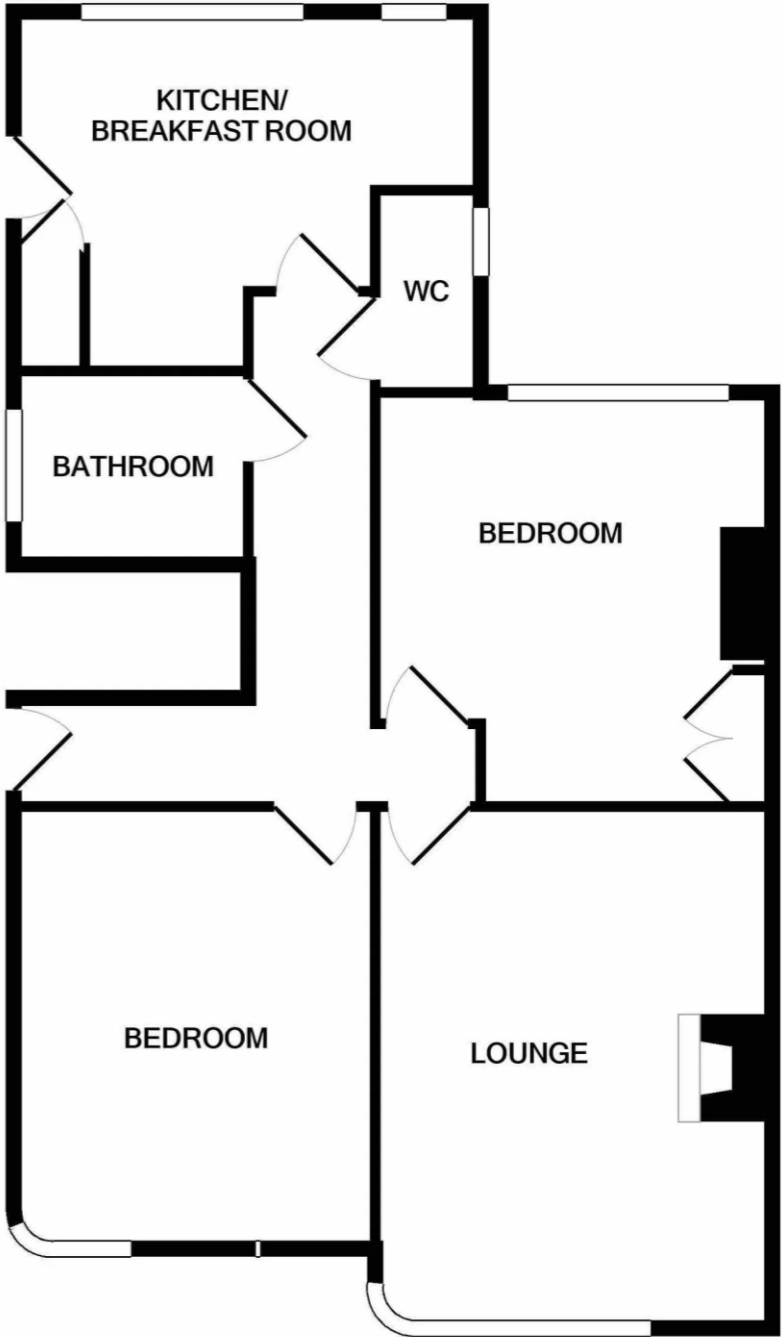
**CLOAKROOM / WC:** Refitted with space saver wash basin; WC with push button flush; chrome heated towel rail; radiator; attractively part tiled walls; uPVC double glazed window with frosted glass.

**OUTSIDE:** To the front of the property there is an area of garden with gravel chippings and colourful flower and shrub beds. Vehicular access is via South Street, there is a shared driveway which leads to the rear of the property where this apartment benefits from an

**INTEGRAL GARAGE / WORKSHOP:** 13' 11" (4.24m) x 11' 10" (3.61m) narrowing to 7' 11" (2.41m). With wooden double doors; power and light connected and parking space directly to the front.

**TENURE AND OUTGOINGS:** We understand the property is held on a 199 year lease from 1957 and the apartment also benefits from a 1/4 share of the freehold. Maintenance and service charges are on an 'as and when' basis.

**FLOOR PLAN:**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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