



Spring Head Road, Uplyme
£250,000

FORTNAM
SMITH & BANWELL

2 Marven Court

£250,000

**Ground Floor Apartment ~
Three Bedrooms (Master with
Ensuite)~ Quiet rural Location ~
Delightful communal gardens ~
Spacious Living Accommodation
~ Garage & Parking**

The Property

Marven Court a former country House on the edge of the popular village of Uplyme has been extended and converted some years ago into 7 individual apartments. The property has a sunny south facing aspect with very well-maintained landscaped gardens with views over farmland to the village of Uplyme and down the valley towards Lyme Regis.

This spacious apartment has its own private access via a storm porch and leads into the hallway. The Lounge has two glazed doors that lead out onto the communal gardens and paved patio. A third bedroom/office is found off of the lounge with fitted storage cupboard. The second double bedroom has a window on the rear elevation of the property. A shower room with white suite and plumbing for washing machine is found opposite and serves both bedrooms two and three.

The kitchen is fitted with a range of cream units comprising base cupboards and drawers with matching wall cupboards. Wood effect work surface with tiled splashbacks, inset stainless steel



sink and drainer. Four ring gas hob with fitted oven below and extractor above. Appliance space for fridge/freezer and dishwasher. The dining room is just down the corridor from the kitchen and has a window on the rear elevation of the property. The main spacious bedroom has fitted wardrobes and is fitted with its own ensuite bathroom with white suite.

Outside

Wonderful landscaped communal gardens with a pond, lawns and seating area with far reaching views over farmland towards the village of Uplyme. A garage with power and electric with a communal car park and communal waste area to the side.

Material information & Tenure

Local Authority: East Devon Council

Council Tax Band: C

Tenure: Share Of Freehold

Maintenance Charge: £2,400.00

300-year lease beginning 1974

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

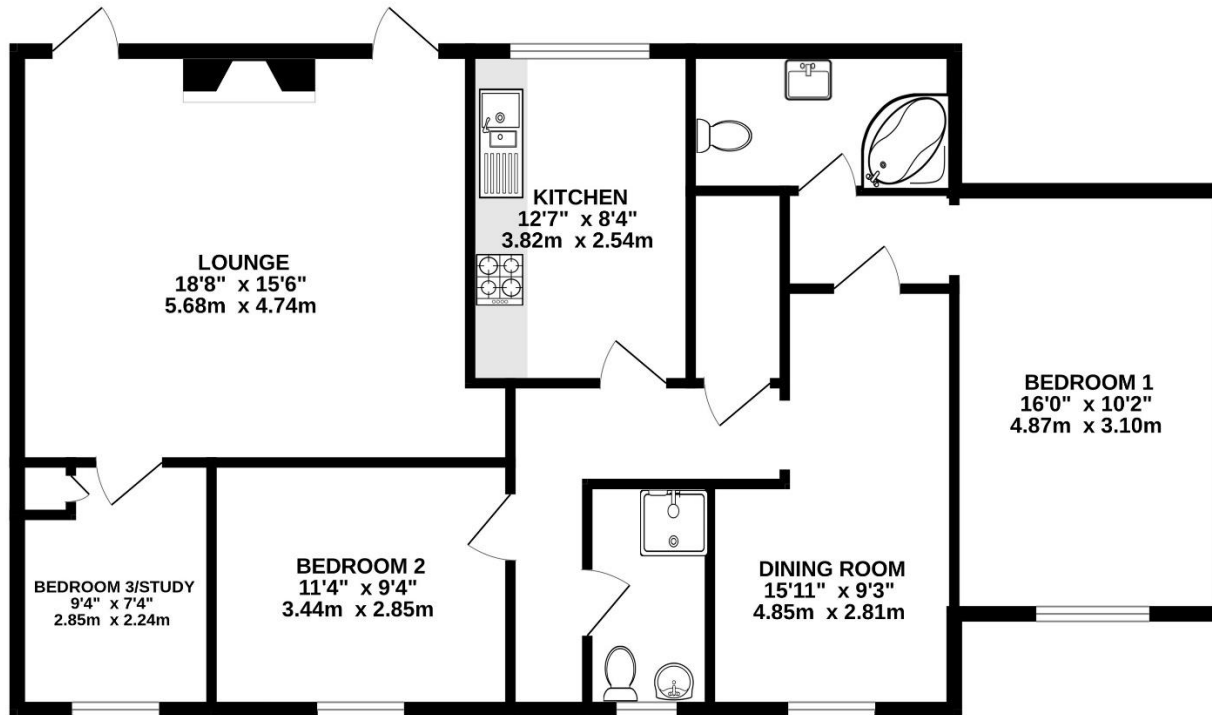
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Services

We are advised all mains services are connected apart from Gas. Electric heaters.



GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

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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**FORTNAM
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