



Louisa Terrace
Exmouth £395,000

East of Devon
ESTATE AGENTS

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Wonderful light and spacious first floor apartment situated in a superb location and offering outstanding views over Exmouth sea front and beyond to Berry Head. The property features; large open plan living/dining/kitchen with large feature bay window with wonderful outlook, modern fitted kitchen, two double bedrooms, shower room and a separate useful storage room located across the communal landing. The property also benefits from use of a large rear communal garden and a further gated communal garden area located across the road with lovely views. The property will be sold Chain Free and would make an ideal second home purchase.

Superb first floor apartment with wonderful sea views | Two double bedrooms | Open plan kitchen/dining/living room | Modern fitted kitchen | Modern shower room | Useful additional storeroom | Use of communal rear garden | Use of further communal garden with views over Exmouth sea front and beyond to Berry Point | Shared communal parking area | Chain Free

PROPERTY DETAILS:

APPROACH

Communal front door to communal entrance lobby and door to communal entrance hallway with stairs to first floor. Door to rear garden access.

STAIRS/LANDING

Stairs from communal entrance hallway to first floor landing with front door to apartment No 4 and a door to useful storeroom.

STOREROOM

11' 4" x 5' 2" (3.45m x 1.57m) Useful storeroom located just across the landing from the apartment featuring; space and plumbing for washing machine. Two Upvc double glazed windows to rear. Light and power.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

27' 9" x 24' 5" (8.46m x 7.44m) (max) The front door leads into an impressive light and spacious open plan room with high ceiling and large Upvc double glazed bay window to front aspect offering wonderful far reaching sea views. Two radiators. Wall lighting. TV and telephone points. Ceiling speakers. Doors to bedrooms and shower room.



KITCHEN AREA

Upvc double glazed window to side aspect. Modern fitted kitchen with excellent range of base, wall and drawer units in high gloss Teal coloured finish. Granite worktops with inset composite sink and carved drainer. Integral electric eye-level oven, microwave and coffee maker. Integral induction hob, fridge and dishwasher. Recess spotlights. Tiled floor. Matching island with granite worktop with cupboards and drawers under. Matching wall unit housing gas combi boiler.

BEDROOM 1

15' 9" x 13' 4" (4.8m x 4.06m) (max) Large double bedroom with tall Upvc double glazed window to rear aspect with outlook over the gardens. Wall lighting. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf, with cupboard over.

BEDROOM 2

16' 10" x 10' 6" (5.13m x 3.2m) (max) Further spacious bedroom with Upvc double glazed window to front aspect with wonderful sea views. Wall lighting. Radiator.

SHOWER ROOM

12' 5" x 5' 6" (3.78m x 1.68m) Modern bathroom with white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under, and large walk-in wet room style shower enclosure with glass screen, fixed shower head and additional handset. Recess spotlights. Extractor fan. Victorian style radiator. Tiled floor.

OUTSIDE

FRONT

Located just across the road from Dolforgan Court is a lovely well tended private enclosed communal garden with lawned areas and seating areas offering wonderful views over Exmouth sea front and beyond out towards Berry Head.

PARKING

There is a shared communal parking area located in the front of the building.

REAR GARDEN

A further enclosed communal garden featuring; gravelled area with feature rockery and water feature, lawned garden area edged with mature plants and shrubs. Garden sheds and greenhouse.

AGENTS NOTES:

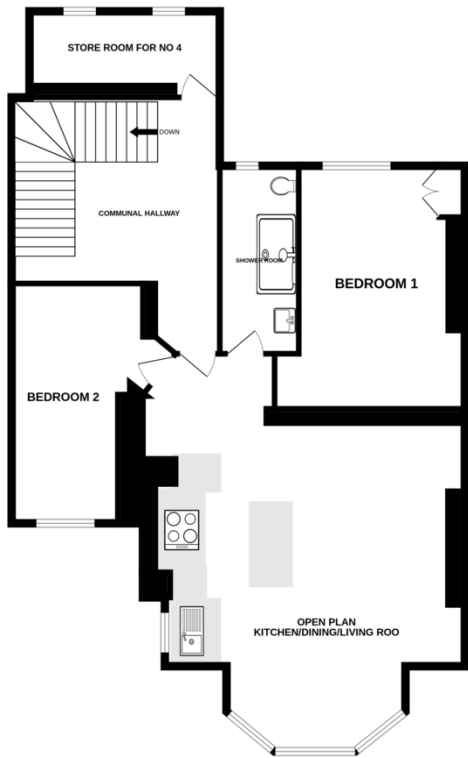
The property is leasehold – 900+ years remaining - share of freehold between 13 flats.

The service charge is £150 per month.

Council Tax Band: C - East Devon Council

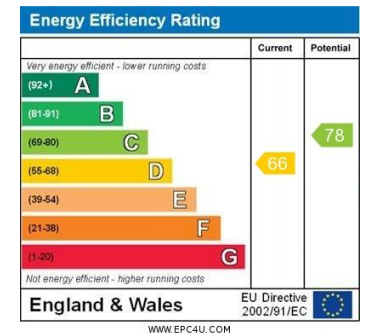


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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