

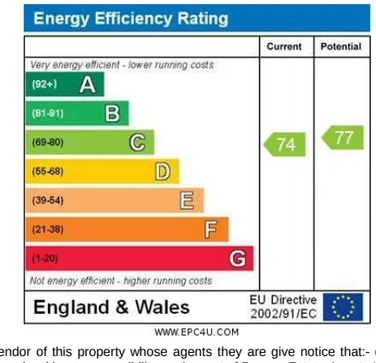












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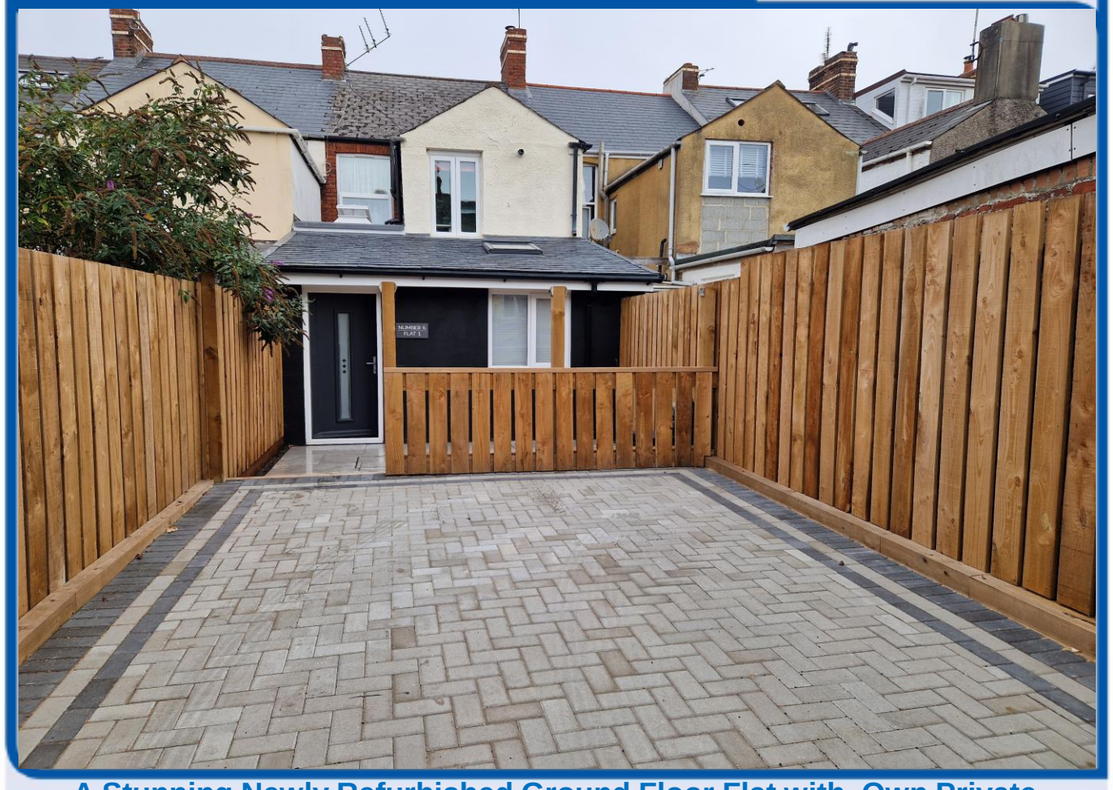
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Flat 1, 6 Withycombe Road, Exmouth, EX8 1TG

GUIDE PRICE
£220,000
TENURE Share of Freehold



A Stunning Newly Refurbished Ground Floor Flat with Own Private Entrance, block Paved Parking Area for two Cars, Patio Garden Area Located Close To Shops , Amenities And The Town Centre.

Own Private Entrance * Stunning Open Plan Kitchen/Breakfast Room * Living Room * Two Bedrooms * Stylish Shower Room/WC * Block Paved Parking Area For Two Cars * Double Glazed Windows And Gas Central Heating * No Onward Chain

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THE ACCOMMODATION COMPRISES: Composite front door to:

KITCHEN/BREAKFAST ROOM: 4.34m x 2.82m (14'3" x 9’3”) A spacious open plan area with high vaulted style ceiling with inset ceiling spotlights and Velux window allowing an abundance of light together with a double glazed window overlooking the garden and parking area. Fitted with high quality units comprising of worktops with upstands extended to provide a breakfast bar area, cupboards, drawer units and plumbing for automatic washing machine beneath. Inset single drainer sink unit with hose style mixer tap. inset four ring electric hob with built in oven below, stainless steel splash back with matching extractor hood over. Wall mounted cupboards, one housing the gas boiler for hot water and central heating. Upright radiator

LIVING ROOM: 4.34m x 3.58m (14'3" x 11'9")maximum

Flowing effortlessly on from the kitchen/breakfast room with TV point , two radiators, ceiling spotlighting, good size understairs cupboard. Opening To;

INNER HALLWAY: Ceiling spotlighting and doors to Bedroom one and shower room

BEDROOM ONE: 4.8m x 3.4m (15'9" x 11’2”) With double glazed bay window , Tv point, chimney recess, upright radiator.

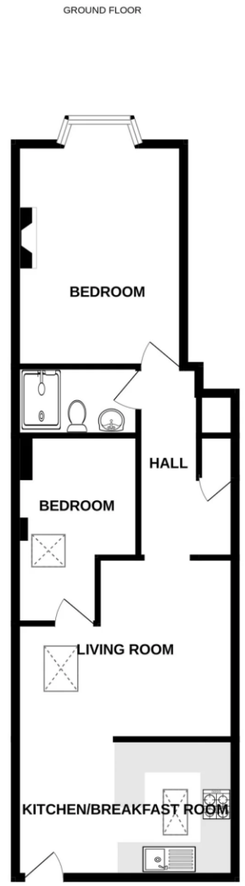
SHOWER ROOM/WC: Stylishly fitted with a good size shower tray, splash back walls, fixed rainfall shower head hose and detachable hose, contemporary design vanity wash hand basin with splash back, WC, heated towel rail, extractor fan and ceiling spotlighting

BEDROOM TWO: 3.89m x 2.74m (12'9" x 9’0”) maximum. Skylight window, radiator

OUTSIDE: The property is located to the rear of Withycombe Road and boasts of a block paved parking area for two cars plus a garden area with outside tap.

TENURE: The property is leasehold, held on a 999 year lease from June 2025, with an equal share of the freehold. Maintenance is on a 50/50 basis with the upstairs flat.

FLOOR PLAN:



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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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.