



£225,000

Flat 12 ,The Firs, 7 Sarlsdown Road, Exmouth, Devon, EX8 2HY





**Beautifully presented two bedroom purpose-built apartment, in the sought after "Avenues" area of Exmouth, close to town and seafront. The building has recently benefitted from a brand new roof with a 30-year warranty, offering long-term peace of mind. Additionally, both the exterior and interior of the building has been freshly painted, presenting a well-maintained building. Sitting Room. Kitchen/ Breakfast Room. Cloakroom. Two Bedrooms. Bathroom. Gas Central Heating. Double Glazing. Communal Gardens. Parking. Lift to all floors. No Chain. Vacant Possession.**

**SITUATION:** The Firs, Sarltdown Road is located in the sought after 'Avenues' area of Exmouth, a mature & leafy area of the town. Exmouth boasts over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

**The accommodation comprises (all measurements are approximate):**

**COMMUNAL ENTRANCE:** Solid wood door. Door security entry system. Stairs and lift to top floor.

**PRIVATE ENTRANCE DOOR TO:-**

**RECEPTION HALLWAY:** Engineered wood flooring. Cupboard with shelf and hanging space. Door telephone entry system. Alarm control panel. Electric heater. Further storage with coat hanging space. Electric consumer unit. Thermostat control for central heating. Doors to all rooms.

**CLOAKROOM:**

5' 6" (1.68m) x 3' 6" (1.07m):

Fitted wash hand basin in tiled splash back with mixer tap over WC with dual push button flush. Radiator. Extractor fan. Engineered wood flooring.

**SITTING ROOM:**

16' 3" (4.95m) x 12' 3" (3.73m):

Beautiful light and airy room. uPVC double glazed window to the front and further uPVC double glazed Velux window to the side. Wall mounted living flame pebble effect electric fire. Radiators. Central ceiling light.

**KITCHEN/BREAKFAST ROOM:**

15' 10" (4.83m) x 9' (2.74m):

Fitted with a range of quality modern units with patterned worktop surfaces. Inset 1½ bowl stainless steel single drainer sink unit with mixer tap over. Built in Bosch microwave. Bosch electric oven with inset four ring and Bosch gas hob above. Stainless steel splashback with matching chimney style extractor hood and light over. Cupboards. Integrated washing machine, dishwasher, fridge / freezer. Matching range of eye level cupboards and base units below. Wall mounted gas boiler serving domestic hot water and central heating. Tiled splash backs. Two double glazed Velux windows. Radiator. Engineered wood flooring. Space for breakfast table. Ceiling lights.

**BEDROOM 1:**

16' 9" (5.11m) x 19' 10" (6.05m):

A bright room with two uPVC Velux windows to the side. Floor to ceiling fitted wardrobes with hanging and shelving space. Radiator. Ceiling light.

**BEDROOM 2:**

17' 3" (5.26m) x 9' 11" (3.02m):

Two uPVC double glazed windows to the side. Floor to ceiling height fitted wardrobes with hanging and shelving space. Radiator.

**BATHROOM:**

Fitted with a quality suite comprising bath with taps over. Pedestal wash hand basin with mixer tap over. WC with push button flush. Enclosed fully tiled shower cubicle. Heated ladder towel rail. Further tiled splashbacks. Large fitted mirror with light and shelf over. Vinyl wood effect flooring.



## OUTSIDE:

The Firs is approached via a block paved driveway bordered by a lawned area with a variety of plants and shrubs and screened by a high level fence to the front of the property. To the rear of the building are superb communal gardens which are laid to lawn with a variety of trees, shrubs and plants. There is a high level decorative stone seating area and a large communal **TIMBER SHED/STORE**. The property also benefits from its own private **PARKING SPACE**.

**DIRECTIONS:** From Exmouth town centre proceed up Rolle Street, take the first exit at the roundabout onto Salterton Road. Carry straight on at the traffic lights, past The Cranford Sports Club. Sarlswold Road is the third turning on the right hand side.

**WHAT3WORDS:**zebra.ritual.lifts

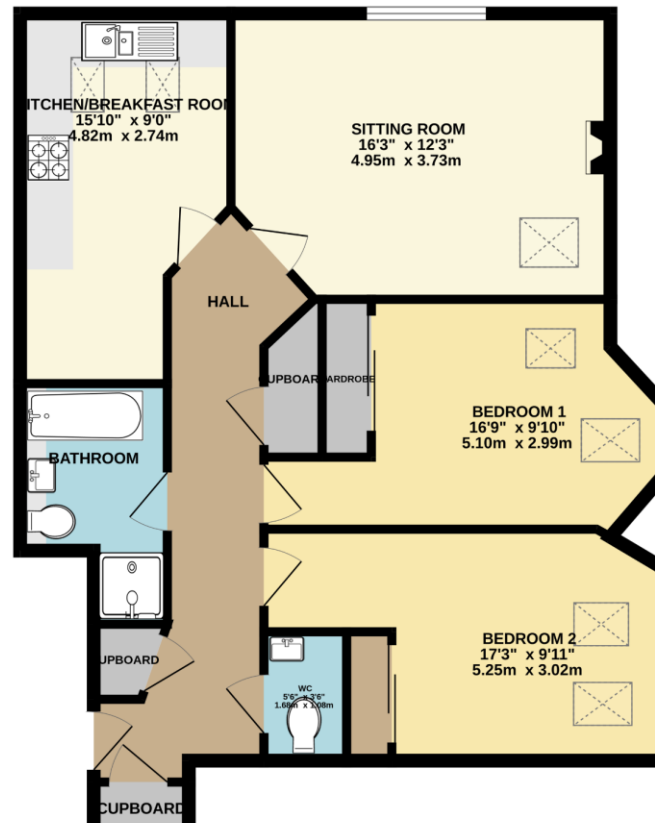
**TENURE:** Leasehold 199 years from 2006

**MAINTENANCE:** £2517,000 per Annum.

**GROUND RENT:**£125.00

**COUNCIL TAX**-Band C £2,290.00 Per Annum

SECOND FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.