

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

34 Priddis Close, Exmouth, EX8 5PG

GUIDE PRICE

£179,950

TENURE Leasehold



A Beautifully Presented Ground Floor Flat With Its Own Gardens And Allocated Parking Space Enjoying A Tucked Away Location Yet Convenient To Amenities

Entrance Porch \* Lounge/Dining Room \* Modern Kitchen \* Double Bedroom With Built-In Wardrobe \* Modern Bathroom/Wc \* Gas Central Heating And Double Glazed Windows \* Parking Space \* Viewing Recommended

34 Priddis Close, Exmouth, EX8 5PG

**THE ACCOMMODATION COMPRISSES:** Double glazed front door to:

**ENTRANCE PORCH:** Electric consumer unit, inner door to:

**LOUNGE/DINING ROOM:** 5.28m x 3.61m (17'4" x 11'10") narrowing to 1.75m) (5'9") A bright living area with double glazed window to front aspect, TV point and radiator.

**KITCHEN:** 4.01m x 1.73m (13'2" x 5'8") A well equipped modern kitchen comprising of a range of worktops with cupboards and drawer units, tiled splashbacks, plumbing for automatic washing machine beneath, inset single drainer sink unit, gas and electric points, wall mounted cupboards, space for upright fridge/freezer, radiator, double glazed window and door giving access to the flats own garden.

From the lounge area door to:

**INNER HALLWAY:** Understairs cupboard, radiator.

**BEDROOM:** 3.66m x 2.87m (12'0" x 9'5") Radiator, wall mounted modern Vaillant gas boiler for hot water and central heating, built-in double wardrobe with sliding doors with adjoining linen cupboard, double glazed to rear aspect.

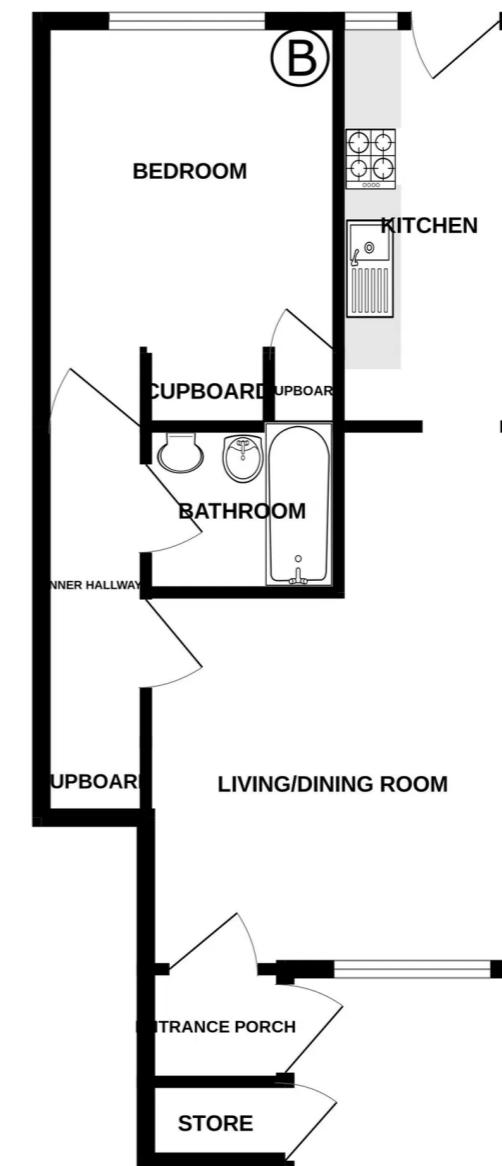
**BATHROOM/WC:** 1.88m x 1.52m (6'2" x 5'0") Comprising bath with shower over, shower splash screen, vanity wash hand basin, WC, heated towel rail, extractor fan, tiling to splash prone areas.

**OUTSIDE:** To the front of the property is an attractive stone garden area with pathway leading to the property with bin store. The rear of the property enjoys its own tiered rear garden, patio and decorative stone areas with flower and shrub beds. The garden is fully enclosed with outside water tap. Parking space.

**TENURE & OUTGOINGS:** The property is held on a 999 year lease with a Peppercorn Ground Rent. There are no Service Charges.

**FLOOR PLAN:**

GROUND FLOOR



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.  
Made with Metropix ©2025