



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Flat 1a Trefusis House, 6 Trefusis Terrace, Exmouth, EX8 2AX

GUIDE PRICE
£230,000
 TENURE Shared Freehold



A Spacious Two Bedroom Ground Floor Flat With Garage, Ideally Located Only A Short Distance From Both The Seafront And Town Centre

Newly Decorated Accommodation * Two Private Entrances * Utilities Porch Reception Hall * Living Room * Well Equipped Kitchen * Two Bedrooms Stylish Bathroom Suite * (Long Lease With Share Of The Freehold) Communal Garden * Garage And Visitors Parking

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned glass and windows surrounds, giving access to:

ENTRANCE PORCH/UTILITIES AREA: Plumbing for automatic washing machine (washing machine to be included in the sale), wall mounted Ideal gas boiler for hot water and central heating, radiator, uPVC double glazed inner door to:

RECEPTION HALLWAY: Tiled wood-effect flooring, radiator, double fitted storage cupboards to:

KITCHEN: 3.05m x 2.95m (10'0" x 9'8") Excluding doorway recess. A well equipped modern kitchen with range of black worktop surfaces with matching splashbacks, inset colour co-ordinated sink unit with mixer tap, cupboards, drawer units, integrated slimline dishwasher and carousel unit underneath work surfaces; induction hob with extractor hood over and built-in oven below, wall mounted cupboards, integrated fridge and freezer, radiator, ceiling spotlight, double glazed windows, double glazed door to outside, tiled wood-effect flooring.

LIVING ROOM: 4.8m x 4.42m (15'9" x 14'6") Double glazed window to front aspect with wooden window shutters, fire surround housing pebble-effect electric fire, radiator.

BEDROOM 1: 4.19m x 3.43m (13'9" x 11'3") Dual aspect with double glazed windows to side and rear aspects, both fitted with wooden window shutters, radiator.

BEDROOM 2: 3.48m x 2.34m (11'5" x 7'8") Double glazed window to front aspect fitted with wooden window shutters, radiator.

BATHROOM/WC: 3.2m x 1.45m (10'6" x 4'9") A modern white suite comprising; bath with shower unit over, with fixed rainfall shower head hose and detachable shower head hose, vanity wash hand basin, WC with dual push button flush, chrome heated towel rail, fully tiled walls, tiled wood-effect flooring, extractor fan, window with patterned glass, recessed ceiling spotlighting.

OUTSIDE: Shared communal gardens. The property benefits from a **GARAGE**, plus visitors parking.

GARAGE: 4.8m x 2.49m (15'9" x 8'2") With up and over door.

TENURE: The property is held on a 999 year lease from 1999 with a one seventh share of the freehold. Service Charge: £196.22 per month

FLOOR PLAN:

