

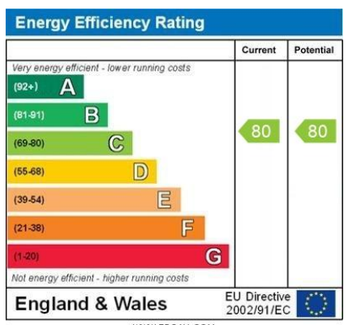












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Apartment 7 The Firs, 7 Sarlsdown Road, Exmouth, EX8 2HY

GUIDE PRICE

£285,000

TENURE Leasehold



A Well Presented Purpose Built First Floor Apartment Enjoying An Enviable Location With Well Tended Communal Gardens And Allocated Parking Space

Stairs And Lift To All Floors • Attractive Lounge/Dining Room * Well Appointed Kitchen/Breakfast Room • Two Good Size Bedrooms - Both With Built-In Bedroom Furniture Quality Bathroom/WC With Ease Of Access Bath And Shower Cubicle • Separate Cloakroom/WC Beautifully Tended Communal Gardens • Allocated Parking Space • NO ONWARD CHAIN

rightmove

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Apartment 7 The Firs, 7 Sarlsdown Road, Exmouth, Exmouth, EX8 2HY

Occupying a prominent position in the desirable tree-lined 'Avenues' area of Exmouth with close proximity to public transport, the apartment is located to the front of the building on the first floor and briefly comprises of a most attractive lounge/dining room, kitchen/breakfast room, two good size bedrooms - both with built-in bedroom furniture, quality bathroom/WC with bath and shower cubicle along with a separate cloakroom/WC. Offered for sale with no ongoing chain, viewing of this purpose built apartment is strongly recommended.

THE ACCOMMODATION COMPRISES: Security entrance with stairs and lift to all floors. First floor communal inner landing with access to own private front door with spyhole giving access to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with door security entry telephone; alarm control panel; Hive thermostat/timer control for central heating; electric consumer unit; radiator; smoke detector; telephone point; good size linen/storage cupboard with light, power socket, slatted shelving.

CLOAKROOM/WC: Fitted with wash hand basin with tiled splash back and fitted mirror over; WC with dual push button flush; large mirror fronted medicine cabinet; extractor fan; radiator; quality Kardean engineered wood flooring.

LOUNGE/DINING ROOM: 15' 4" (4.67m) x 13' 0" (3.96m) plus square bay window 2' 9" (0.84m) x 4' 8" (1.42m) A most attractive room with uPVC double glazed windows overlooking the front aspect; further uPVC double glazed window to side elevation; two radiators; wall mounted pebble living flame effect electric fire with remote control; television point; telephone point; feature ceiling lighting with matching wall lighting.

KITCHEN/BREAKFAST ROOM: 13' 11" (4.24m) x 7' 11" (2.41m) Beautifully arranged and fitted with a range of quality units with colour co-ordinated working surfaces incorporating a breakfast bar area with feature tiled surrounds; inset stainless steel one and a half bowl single drainer sink unit with mixer tap over; base cupboards and integrated washer/dryer beneath; inset four ring Bosch gas hob with stainless steel splash back and matching stainless steel chimney style extractor hood over with light and deep drawer units beneath; built-in double oven with cupboards below; wall units at eye level with concealed lighting under; built-in microwave with cupboards above and below; integrated fridge and freezer; integrated dishwasher; wall mounted gas boiler serving domestic hot water and central heating housed in matching unit front; television point; uPVC double glazed window overlooking the front aspect.

BEDROOM ONE: 12' 7" (3.84m) x 10' 2" (3.1m) A fine main bedroom suite with uPVC double glazed window overlooking the side aspect; television point; radiator; built-in range of quality bedroom furniture including wardrobes with clothes hanging rail and shelf- two mirror-fronted, two bedside tables, range of wall mounted cupboards and dressing table. Door to jack and jill bathroom.

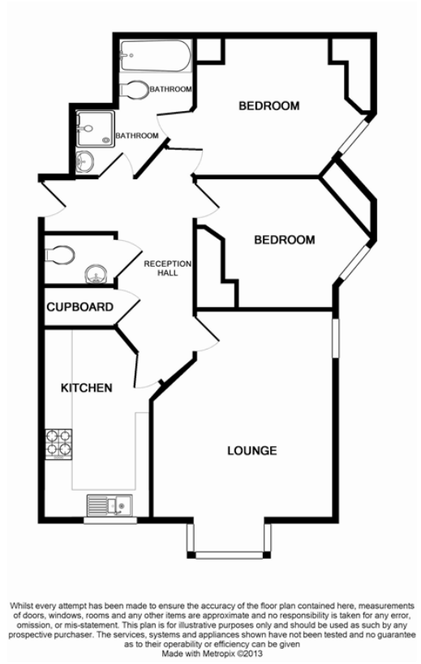
BATHROOM/WC: (accessed from both the reception hallway and bedroom one). Fitted with a quality suite comprising; bath with ease of access door and splashback walls and large mirror; bath with chrome mixer tap; attractive tiled shower cubicle with shower unit and shower splash screen door; pedestal wash hand basin with chrome mixer tap, shaver socket, fitted mirror and shelf over; WC with dual push button flush; ladder style heated towel rail/radiator; extractor fan; wall light; wall mounted mirror fronted cabinet.

BEDROOM TWO: 12' 9" (3.89m) x 9' 8" (2.95m) overall measurement. With uPVC double glazed window to side aspect; radiator; fitted range of quality wardrobes and bedroom furniture incorporating two bedside tables, headboard and range of built-in cupboards with clothes hanging rail and shelving; television point; telephone point.

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 predominantly 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**.

TENURE AND OUTGOINGS: We understand that the property is held on a 199 year lease with approximately 184 years remaining. Annual service charge: To be confirmed. Annual ground rent is £125.00.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.