






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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Flat 5 Kingslake Court, 21 Belle Vue Road, Exmouth, EX8 3DP

GUIDE PRICE
£187,500
TENURE Freehold



A Well Presented And Refurbished Ground Floor Freehold Apartment
Enjoying An Envious Location Within Easy Reach Of The Town Centre,
Seafront And Exe Trail Cycle Path

Reception Hall * Lounge/Dining Room * Modern Kitchen * Two Double
Bedrooms * Stylish Bathroom Suite * Gas Central Heating * Double Glazed
Windows * Own Front And Rear Gardens * Garage * No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal entrance hallway, private front door with patterned window inset to:

RECEPTION HALL: Radiator, coats cupboard, housing electric consumer unit, linen cupboard with slatted shelving.

LOUNGE: 4.55m x 3.96m (14'11" x 13'0") A bright room with feature fire surround housing electric living flame fire, TV point, two radiators, double glazed window overlooking the rear aspect.

KITCHEN: 3.56m x 2.41m (11'8" x 7'11") Fitted with wood-effect worktops with tiled surrounds, range of cupboards and drawer units, built-in oven beneath worktops and four ring gas hob with filter extractor hood over, one and a half bowl single bowl sink unit with mixer tap, wall mounted cupboards, space for upright fridge/freezer, breakfast bar with radiator beneath, with concealed lighting beneath, double glazed window and door to:

GARDEN/UTILITY ROOM: 3.45m x 1.35m (11'4" x 4'5") A useful area with plumbing for automatic washing machine, wall mounted Vaillant gas boiler for hot water and central heating, double glazed window and door giving access to the flats own rear garden.

BEDROOM 1: 3.91m x 3.33m (12'10" x 10'11") Radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.35m x 3.02m (11'0" x 9'11") Good size double bedroom with built-in wardrobe, radiator, double glazed window to front aspect.

BATHROOM/WC: 2.29m x 1.85m (7'6" x 6'1") Fitted with stylish suite comprising bath with Mira shower unit over, shower splash screen, wash hand basin set in display surface with cupboards beneath and fitted mirror over, WC with push button flush, chrome heated towel rail, extensively and attractively tiled walls, extractor fan, double glazed window with patterned glass.

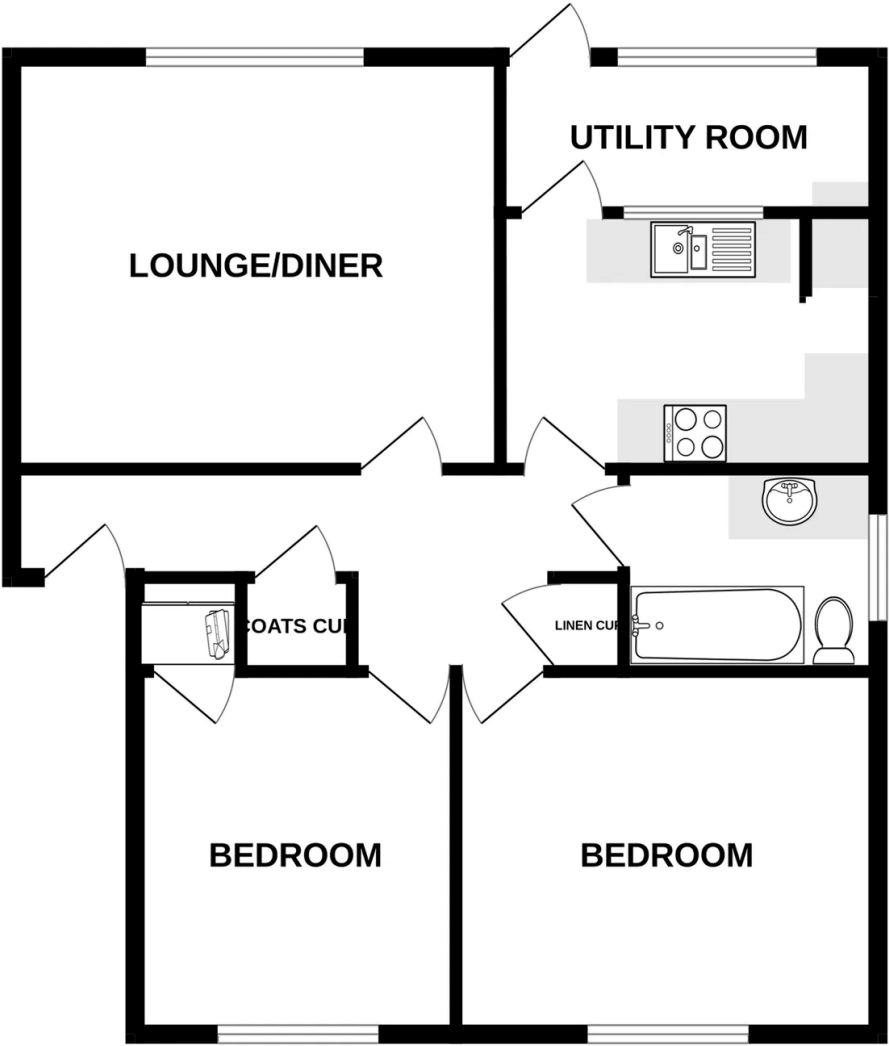
OUTSIDE: The property enjoys its own front and rear gardens. The front garden enjoys patio areas and mature shrub beds. A side pathway with outside cold water tap leads through to the rear garden, which enjoys a patio sun terrace ideal for outside entertaining, decorative stone garden area with shrubs and fish pond.

GARAGE: 4.85m x 2.49m (15'11" x 8'2") With up and over door.

AGENTS NOTE: As Kingslake Court comprises of individual freehold flats any purchasers requiring mortgage finance would be difficult.

FLOOR PLAN:

FIRST 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.
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