



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	
WWW.EPC4U.COM		

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10b Windsor Square, Exmouth, EX8 1JU

GUIDE PRICE:

£249,950

TENURE: Shared Freehold



**A Beautifully Presented Two Bedroom Apartment Located Close To The Heart Of Exmouth Town Centre Boasting Elegant And Spacious Accommodation With An Abundance Of Period Charm**

Own Landscaped Garden \* Elegant Living Room \* Stunning Kitchen/Breakfast Room \* Two Bedrooms \* Bathroom/Wc \* Gas Central Heating \* Some Double Glazed Windows \* Forming Part Of A Wonderful Well Cared For Grade II Listed Building \* Long Lease And Shared Freehold \* Viewing Strongly Recommended



## 10b Windsor Square, Exmouth, EX8 1JU

**THE ACCOMMODATION COMPRISES:** Communal solid wood front door with feature arch window recess.

**ENTRANCE VESTIBULE:** Communal entrance vestibule serving just two apartments with feature tiled flooring, private front door giving access to:

**RECEPTION HALL:** A fine entrance to the property with feature wood panelled wall to dado rail height, picture rail, ceiling spotlighting and wall lighting, radiator, access to good size understairs storage cupboard.

**SITTING ROOM:** 4.93m x 4.67m (16'2" x 15'4") A bright, spacious and elegant room with window to front aspect with original wooden window shutters, feature fireplace housing living flame coal-effect gas fire, two radiator, TV point, picture rail, feature wooden folding doors which gives the option of separate rooms or one large open living space.

**KITCHEN/BREAKFAST ROOM:** 4.75m x 4.34m (15'7" x 14'3") (Also accessed from the reception hall). A stunning spacious room fitted with large island breakfast bar unit incorporating breakfast bar area, pop up electric point, space and power for fridge and freezer, plumbing for automatic washing machine, space for microwave and deep drawer units, matching work surface with brick-effect tiled surrounds, inset ceramic single drainer sink unit with hose style mixer tap, cupboards and drawer units beneath worktops, inset four ring gas hob with chimney style extractor hood over, with light and built-in oven below, stylish upright radiator, two wall mounted glass fronted display units housed in wall recesses with downlighters, marble fireplace with cast iron grate with patterned tile surround, picture rail, glazed panelled window overlooking the rear aspect.

From the reception hall, access to:

**INNER HALLWAY AREA:** With recessed ceiling spotlighting, access to both bedrooms.

**BEDROOM 1:** 4.72m x 2.64m (15'6" x 8'8") A fine main bedroom with uPVC double glazed window with wooden shutters to front aspect, part pine panelled wall, radiator.

**BEDROOM 2:** 2.67m x 2.06m (8'9" x 6'9") Feature pine panelled wall, recessed ceiling spotlighting, radiator, uPVC double glazed window to rear aspect.

**BATHROOM/WC:** 2.16m x 1.45m (7'1" x 4'9") Comprising bath with shower over and detachable shower hose, shower splash screen, wall mounted controls, contemporary style wash hand basin with mixer tap, WC with concealed cistern and dual push button flush, medicine cabinet, fully tiled walls and colour co-ordinated tiled flooring, under floor heating, uPVC double glazed window with wooden shutters, extractor fan.

**OUTSIDE:** To the front of the property the flat benefits from a beautifully landscaped garden comprising of patio sun terrace areas ideal for outside entertaining, edged with colourful flower and shrub beds.

**TENURE:** We understand that the property is held on a 999 year lease with approximately 990 years remaining and also benefits from a one third of the freehold. Maintenance is on a 32% share of any outgoings on an 'as and when basis'.

### FLOOR PLAN:

