



## Ground Floor Flat 8 Albion Terrace, Exmouth, EX8 1JT

GUIDE PRICE

£200,000

TENURE Share of Freehold



**A Most Elegant And Spacious Ground Floor Flat Which Has Recently Undergone A Programme Of High Quality Refurbishment To A Fully Restored Home With All New Appliances And Forming Part Of A Grade II Listed Building, Enjoying A Tucked Away Location Yet Within Easy Reach Of Amenities, Town Centre, Seafront And Train Station**

Elegance And Charm Coupled With Stylish Modern Day Living \* Refurbished Sash Windows  
Period Features \* Newly Fitted Kitchen And Shower Room/Wc \* Spacious Dual Aspect  
Lounge/Dining Room \* Double Bedroom \* New Carpets Throughout \* New Combi Boiler  
Radio Linked Smoke Detection \* Own Private Entrance From Lawned Garden To Spacious  
Entrance Hall \* For Sale With No Ongoing Chain

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Pennys are delighted to offer for sale this delightful period ground floor apartment which combines modern day living with elegance and charm of its era. Enjoying a discretely tucked away location close to Exmouth town centre, the light and airy accommodation would suit either someone looking for a permanent or holiday home retreat. Modernised and refurbished to exacting standards. Viewing strongly recommended.

**THE ACCOMMODATION COMPRISES:** Private entrance via solid wood front door with carriage light over, giving access to:

**ENTRANCE HALL:** 2.74m x 1.83m (9'0" x 6'0") Sash glazed panelled window to side aspect, cupboard housing modern electric consumer unit, wall mounted new Glow Worm combi gas boiler for hot water and central heating, radiator, wood-effect flooring, solid wood glazed panelled inner door to:

**RECEPTION HALL:** Doors giving access to all rooms.

**LOUNGE/DINING ROOM:** 5.14m x 3.80m (16'10" x 12'5") A most elegant dual aspect room with glazed panelled sash windows to front and side elevations, marble fireplace with cast iron grate, picture rail, cornice ceiling, TV point, two radiators.

**KITCHEN:** 2.65m x 1.88m (8'8" x 6'2") A stylish newly fitted kitchen with working surfaces having attractive tiled surrounds with inset single drainer sink unit with cupboards, drawer unit, integrated dishwasher, wine rack beneath worktops, four ring induction hob with glass splash back and extractor hood over, built-in oven below, wall mounted cupboards, integrated full height fridge and freezer, radiator, glazed panelled sash window enjoying an outlook towards the coastline.

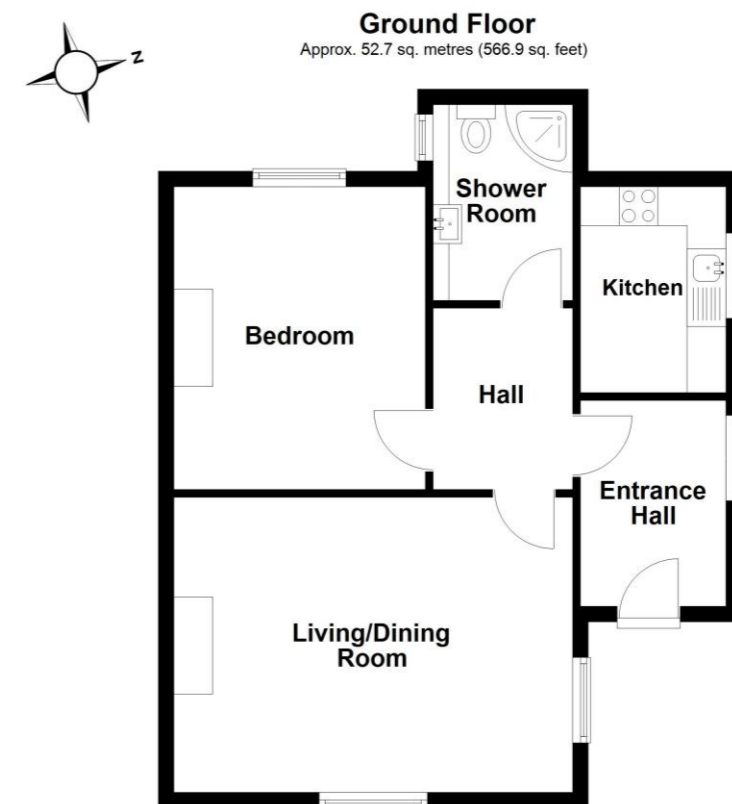
**BEDROOM:** 3.90m x 3.24m (12'10" x 10'7") Glazed panelled sash window to rear aspect, feature cast iron fireplace with wooden fire surround, radiator, picture rail, cornice ceiling.

**SHOWER ROOM/WC:** 2.52m x 1.90m (8'3" x 6'3") A newly fitted stylish suite comprising shower cubicle with curved shower splash screen doors, shower unit, attractively tiled cubicle, pedestal wash hand basin, WC with push button flush, attractive matching part tiled walls, chrome heated towel rail, window, extractor fan, fitted full height cupboard concealing new washing machine with space above for storage/dryer.

**OUTSIDE:** To the front of the property there is the use of the communal gardens, mainly laid to lawn which is directly to the front of the property.

**TENURE & OUTGOINGS:** The property enjoys a share of the Freehold title plus the remainder of 999 year lease. No ground rent or monthly management charges.

### FLOOR PLAN:



Total area: approx. 52.7 sq. metres (566.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**Flat 8, Albion Terrace, Exmouth**