



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	43 E
21-38	F		
1-20	G		

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Flat 2, 15 Woodville Road, Exmouth,
EX8 1SE

GUIDE PRICE

£210,000

TENURE Share of Freehold



**A Spacious Three Bedroom, Two Bathroom, First And Second Floor
Maisonette Conveniently Located Close To Shops, Town Centre, Train
Station And Seafront**

Quality Open-Plan Kitchen/Living Room * Two First Floor Bedrooms * First Floor Quality Shower Room/Wc * Stunning Second Floor Bedroom Suite * Long Lease And Share Of Freehold * Electric Heating * Ideal For Professional Couples, Families Or Those Seeking A Stylish Coastal Home

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Occupying the upper two floors of this period end of terrace building, only a short distance from Exmouth seafront and town centre amenities, this beautifully maintained three bedroom maisonette offers generous living space and benefits include double glazing and central heating, a share of the freehold with a long lease, low running costs. There is a superb principal bedroom suite which occupies the entire top floor creating a private and peaceful room, viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Communal entrance with stairs rising to first floor, private front door giving access to:

RECEPTION HALL: Wood flooring, useful wall recess housing plumbing for automatic washing machine.

OPEN-PLAN LIVING ROOM/KITCHEN: A bright spacious room with wood flooring throughout and recessed ceiling spotlighting. The LIVING AREA enjoys a double glazed square window allowing an abundance of light to enter which overlooks the front aspect, TV point. KITCHEN: Fitted with modern units comprising of working surfaces with tiled surrounds, cupboards and drawer units beneath, inset one and a half bowl sink unit with hose style mixer tap, built-in hob with splashback, electric oven below and stainless steel chimney style extractor hood over, space for upright fridge/freezer, double glazed window to front aspect.

BEDROOM 2: A bright dual aspect double bedroom with double glazed windows to rear and side aspects, radiator, recessed ceiling spotlighting, feature vaulted style ceiling.

BEDROOM 3: A single bedroom with double glazed window to rear aspect, radiator.

FIRST FLOOR SHOWER ROOM/WC: Fitted with corner shower cubicle, vanity wash hand basin with tiled splashback, WC with push button flush, ceiling extractor fan, recessed ceiling spotlighting.

From the reception hall a door opening with stairs rising to second floor landing with useful understairs storage cupboard.

BEDROOM 1: This main bedroom suite occupies the entire floor with feature vaulted style ceiling, with ceiling spotlighting, double glazed windows to front and rear aspects allowing an abundance of light, radiator, TV point, two access points to eaves storage, radiator.

EN-SUITE SHOWER ROOM/WC: Fitted with corner shower cubicle, vanity wash hand basin, tiled splashback, WC with push button flush, chrome heated towel rail, ceiling extractor fan, double glazed window with patterned glass, ceiling spotlighting.

OUTSIDE: To the front of the property there is an area of decorative stone garden.

TENURE & OUTGOINGS: The property enjoys a 50% share of the Freehold with 986 years remaining on the lease. Maintenance is on an as an when required basis split 50/50 with the Ground Floor apartment.

AGENTS NOTE: Pets area permitted. Permit parking is available on the street offering convenient access for residents.

FLOOR PLAN:



Total area: approx. 86.2 sq. metres (928.2 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.

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