



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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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Flat 10 Ashley House, Raddenstile Lane, Exmouth, EX8 2JH

GUIDE PRICE

£295,000

TENURE Share of Freehold



A Beautifully Presented Purpose Built Apartment Enjoying Superb Views Across The Town Towards The Estuary And Coastline Beyond, Ideally Located Close To Both The Town Centre And Seafront With Garage And Parking

Lift & Staircase * Views Towards The Estuary And Coastline Beyond * Lounge/Dining Room * Sun Balcony * Stylish Newly Fitted Kitchen * Two Bedrooms – One With En-Suite Shower Room/Wc * Modern Main Shower Room/Wc * Gas Central Heating With Replaced Radiators * Double Glazed Windows * Garage * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Communal entrance with door entry intercom to Hallway, Stairs & Lift to **FIRST FLOOR**; front door to:

RECEPTION HALL: Radiator; door entry phone; two storage cupboards; one housing electric consumer unit.

LOUNGE/DINING ROOM: 5.61m x 3.2m (18'5" x 10'6") A bright South and West aspects room with sliding patio doors to **SUN BALCONY** enjoying views to the estuary and coastline beyond; television point; telephone point; two radiators; archway to:

KITCHEN: 2.49m x 2.39m (8'2" x 7'10") Newly fitted and stylish kitchen; fitted with a range of pattern worktops with matching upstands; cupboards; drawer units; integrated dishwasher; plumbing for automatic washing machine beneath worktops; inset Zanussi induction hob with matching glass splashback with filter extractor hood over; built in oven and microwave oven; cupboards above and below; wall mounted cupboards – one housing Ideal gas boiler for hot water and central heating with concealed lighting beneath; integrated fridge and freezer; uPVC double glazed windows to front and side aspects allowing an abundance of light and enjoying a pleasant outlook towards the estuary and coastline beyond; recessed led ceiling spotlighting.

BEDROOM ONE: 3.66m x 3m (12'0" x 9'10") Built-in wardrobe, chest of drawer units and bedside tables; radiator; television point; telephone point.

EN-SUITE SHOWER ROOM/WC: Shower cubicle with fold shower and remote stat/stop button screen; pedestal wash hand basin; WC with push button flush; fitted mirror with integrated light; recess ceiling spotlighting; ceiling extractor fan.

BEDROOM TWO: 3.28m x 2.72m (10'9" x 8'11") uPVC double glazed window to side aspect; built-in wardrobe and drawer unit; television point.

SHOWER ROOM/WC: 2.03m x 1.93m (6'8" x 6'4") Large shower cubicle with splash screen and remote start/stop button; beautiful white suite with matching white tiles; vanity wash hand basin; WC with push button flush; chrome heated towel rail; fitted mirror and mirror fronted medicine cabinet; recess ceiling spotlighting.

OUTSIDE: The property benefits with a **GARAGE** in a block with parking to the front of the garage. Colourful communal glower and shrub beds.

TENURE AND OUTGOINGS: The residents of Ashley House have acquired the freehold with each flat owner being an equal share of the freehold. Service charges: £800 payable every six months in January & July. No pets allowed.

AGENTS NOTE: Full fibre re: Openreach/500mbps

FLOOR PLAN:



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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.