



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Flat 2, 70a Exeter Road, Exmouth,
EX8 1PY

GUIDE PRICE
£224,950
TENURE Leasehold



A Well Presented First And Second Floor Maisonette Located Within Easy Reach Of The Town Centre Offering Flexible Accommodation.

Lounge/Dining Room * Modern Kitchen/Breakfast Room * Two First Floor Bedrooms * Shower Room/WC * UPVC Double Glazed Windows * Gas Central Heating With Combi Boiler * Some Estuary Views * Central Convenient Location

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THE ACCOMMODATION COMPRISES: Steps leading via paved pathway to communal entrance door leading to:

COMMUNAL ENTRANCE HALLWAY: With high level electric consumer unit; ceiling light; private front door and stairs rising to:

FIRST FLOOR SPLIT LEVEL LANDING: With coats hanging space; ceiling light; radiator; telephone point; power points; thermostat control for central heating, smoke detector; doors to:

KITCHEN/BREAKFAST ROOM: 4.44m x 3.2m (14'7" x 10'6") uPVC window overlooking the rear aspect; A bright room with a range of modern base cupboard, drawer and wall units; laminate worktops and tiled splashbacks; inset stainless steel single drainer sink unit with mixer tap; display shelving above; plumbing for automatic washing machine and wall mounted IDEAL gas combination boiler; integrated under counter electric single oven with 4 ring electric Lamona hob and concealed extractor fan above; appliance space for upright fridge freezer; breakfast bar area; power points; further shelving; strip lighting; tiled affect vinyl flooring; radiator; power points. uPVC double glazed door to rear fire escape with access down to the ground floor.

SHOWER ROOM/WC: 1.83m x 1.63m (6'0" x 5'4") With uPVC obscure glazed window to side aspect; a fully tiled modern suite with shower enclosure and detachable hose; pedestal wash hand basin with chrome mixer taps over; WC with push button flush; radiator; tiled effect vinyl flooring; inset panelled ceiling spotlights.

LOUNGE/DINING ROOM: 5.05m x 4.06m (16'7" x 13'3") Maximum overall measurement into uPVC bay fronted window which overlooks the front aspect having an open view across the town and beyond; a lovely bright sunny aspect spacious room with open fireplace housed in wooden surround and tiled hearth; radiator; power points; central ceiling light; wood effect laminate flooring.

BEDROOM TWO: 3.84m x 3.68m (12'7" x 12'1") uPVC window to rear aspect; alcove space for wardrobe and fitted display shelving; radiator; power points; central ceiling light.

BEDROOM THREE: 3.05m x 1.52m (10'0" x 5'0") Currently used as an office/study; uPVC window to front aspect; radiator; power points.

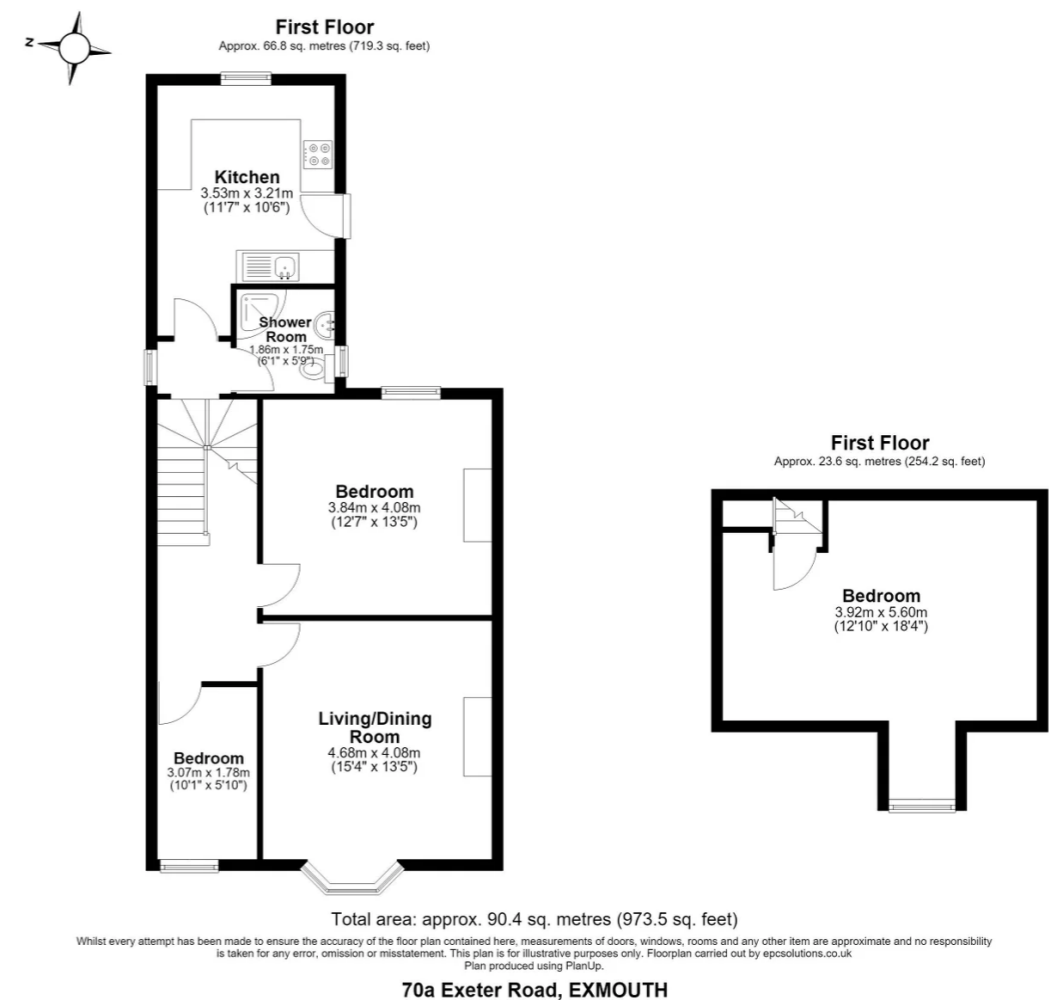
From the split level landing further stairs rise to the second floor: uPVC low level window to rear aspect; smoke detector; door to:

BEDROOM ONE: 5.05m x 3.91m (16'7" x 12'10") Measurement including open dormer recess with uPVC window and sidelight windows to front aspect, enjoying lovely views over to the Estuary and coastline beyond; a fine master bedroom with fitted wardrobes consisting of hanging and shelving space; open display shelving; eaves storage cupboards which have been fully insulated in November 2024.

OUTSIDE: There are no gardens to maintain, however the property benefits from its own STORAGE SHED to the rear 10' 05"x 4'09" A timber gate gives access out on to a pedestrian pathway behind.

TENURE & OUTGOINGS: We understand the property is held on a 189 year lease from 1984. The service charges are on an as and when basis with a peppercorn ground rent of £15 per annum. The ground floor owns the Freehold.

FLOOR PLAN:



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.