



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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 5 Applehayes, Maer Lane,
Exmouth, EX8 2DD

OFFERS OVER
£300,000
TENURE Shared Freehold



A Purpose Built Ground Floor Apartment Enjoying An Envidable Location Just Off Exmouth Seafont With Extensive Communal Gardens, Garage And Parking

Bright And Spacious Accommodation * Lounge/Dining Room With Access To Patio Sun Terrace * Fitted Kitchen * Two Double Bedrooms – Both With Built-In Bedroom Furniture * Bathroom/Wc * Cloakroom/Wc * Gas Central Heating * Double Glazed Windows * Ideal Permanent Or Holiday Home Retreat
No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal entrance and hallway, the apartment is found on the ground floor approached by a private front door to:

RECEPTION HALL: Radiator, walk-in storage cupboard, also housing electric consumer unit and gas meter, airing cupboard with water cylinder and slatted shelving over, two further built-in storage cupboards.

LOUNGE/DINING ROOM: 6.6m x 5.49m (21'8" x 18'0") narrowing in dining area to 2.46m (8'1") **LOUNGE AREA:** A spacious room fitted with attractive fire surround housing living flame electric fire, TV point, two radiators, sliding double glazed patio doors opening onto patio sun terrace and communal front garden beyond. **DINING AREA:** Radiator, glazed panel door to hallway, sliding glazed panelled doors to:

KITCHEN: 2.95m x 2.46m (9'8" x 8'1") Fitted with patterned worktops with tiled surrounds, cupboards, drawer units and wine rack, plumbing for automatic washing machine beneath, inset one and half bowl sink unit with mixer tap, inset four ring gas hob with filter extractor hood over, built-in oven, wall mounted cupboards, space for upright fridge/freezer, wall mounted gas boiler for hot water and central heating, double glazed window to front aspect.

BEDROOM 1: 3.99m x 3.53m (13'1" x 11'7") Fitted range of wardrobes incorporating a chest of drawer unit, radiator, double glazed window to rear aspect.

BEDROOM 2: 3.58m x 3.38m (11'9" x 11'1") Another good size double bedroom with built-in range of wardrobes incorporating a chest of drawer unit, radiator, double glazed window to rear aspect.

BATHROOM/WC: 2.31m x 2.08m (7'7" x 6'10") Comprising of bath with shower over, shower splash screen, pedestal wash hand basin, WC with push button flush, extensively tiled walls, mirror fronted medicine cabinet, double glazed window with patterned glass.

CLOAKROOM/WC: Fitted with WC, wash hand basin, part-tiled walls, extractor fan, internal window to bathroom.

OUTSIDE: Applehayes is set in beautifully tended and extensive communal gardens to both the front and rear of the building. Located to the rear of the building this apartment benefits form a GARAGE in a block. There is also a communal drying area which is well screened by conifer hedging.

TENURE & OUTGOINGS: The property is held on 999 year lease and benefits from an equal share of the freehold. Service Charges: £2,450.00 per annum.

AGENTS NOTE: No holiday lets permitted.

FLOOR PLAN:

