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Pennys estate agents

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Flat 2, 7 Imperial Road, Exmouth, EX8 1BY

GUIDE PRICE

£154,999

TENURE Leasehold



An Extremely Bright And Spacious Top Floor Flat Located In The Heart Of Exmouth Town Centre

Spacious Lounge/Dining Room * Separate Kitchen Two Good Size Bedrooms * Four Piece Bathroom Suite * Gas Central Heating * Upvc Double Glazed Windows * Spacious Home Located In The Heart Of The Town Centre No Onward Chain * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Communal entrance and staircase leading to the top floor. A private front door gives access to:

RECEPTION HALL: uPVC double glazed window and access to roof space.

LOUNGE/DINING ROOM: 6.4m x 4.09m (21'0" x 13'5") approximate overall measurement. Bright and spacious individually shaped room with five uPVC double glazed windows, allowing an abundance of light into the room and enjoying an outlook over the town, feature fireplace, three radiators, fitted shelf in wall recess with storage cupboards under, TV point, telephone point, opening to:

KITCHEN: 2.79m x 2.44m (9'2" x 8'0") Comprising of wood-effect work surfaces incorporating stainless steel sink unit with mixer tap, matching wall units, electric cooker point, ceiling extractor fan, ceiling spotlighting, tiled flooring.

BEDROOM 1: 5.36m x 3.23m (17'7" x 10'7") A good size main bedroom again offering an abundance of light with three uPVC double glazed windows enjoying an open outlook, radiators, picture rail.

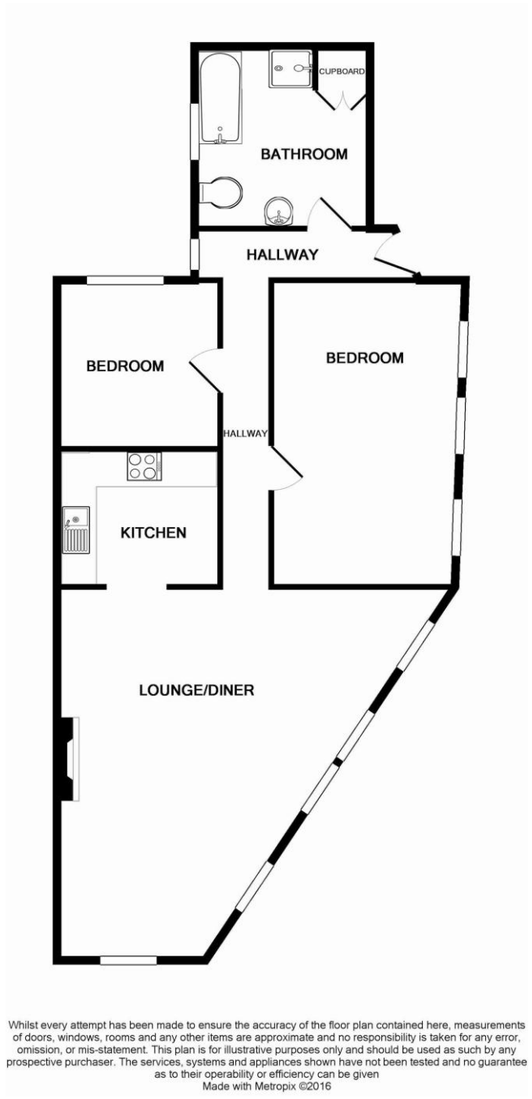
BEDROOM 2: 2.95m x 2.84m (9'8" x 9'4") uPVC double glazed window to rear elevation, radiator, TV point.

BATHROOM/WC: 3.15m x 3.02m (10'4" x 9'11") Comprising of bath, pedestal wash hand basin with mirror over, WC with push button flush, tiled shower cubicle with shower unit over, shower tray and shower splash screen doors, fitted utilities cupboard with plumbing for automatic washing machine with additional cupboard over housing Vaillant gas boiler for hot water and central heating, tiled flooring, radiator, uPVC double glazed window with patterned glass.

OUTSIDE: There are no gardens to be maintained.

MAINTENANCE & SERVICE CHARGES: The property is leasehold and is held on a 99 year lease from 2016. Ground Rent: £50 pa. Maintenance is a quarter share on an 'as and when' basis.

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 items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.