



Flat 4, 43 Exeter Road, Exmouth, EX8 1PX

GUIDE PRICE
£149,950
TENURE Leasehold



A Spacious And Beautifully Presented Flat Close To The Heart Of The Town Centre

Reception Hall * Lounge And Dining Room * Fitted Kitchen * Large Double Bedroom * Double Glazed Windows * Long Lease

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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THE ACCOMMODATION COMPRISES: Communal external staircase, which leads through to the rear of the building. Communal front door that serves two flats and leads to the property's own private front door, which gives access to:

RECEPTION HALL: Wood laminate flooring, recessed ceiling spotlighting, two good size storage cupboards – one housing the electric consumer unit with hot water tank.

LOUNGE: 4.09m x 2.97m (13'5" x 9'9") TV point, electric wall heater, two open archways to:

DINING ROOM: 4.22m x 2.46m (13'10" x 8'1") Lovely bright area with uPVC double glazed window, electric night storage heater, archway opening to:

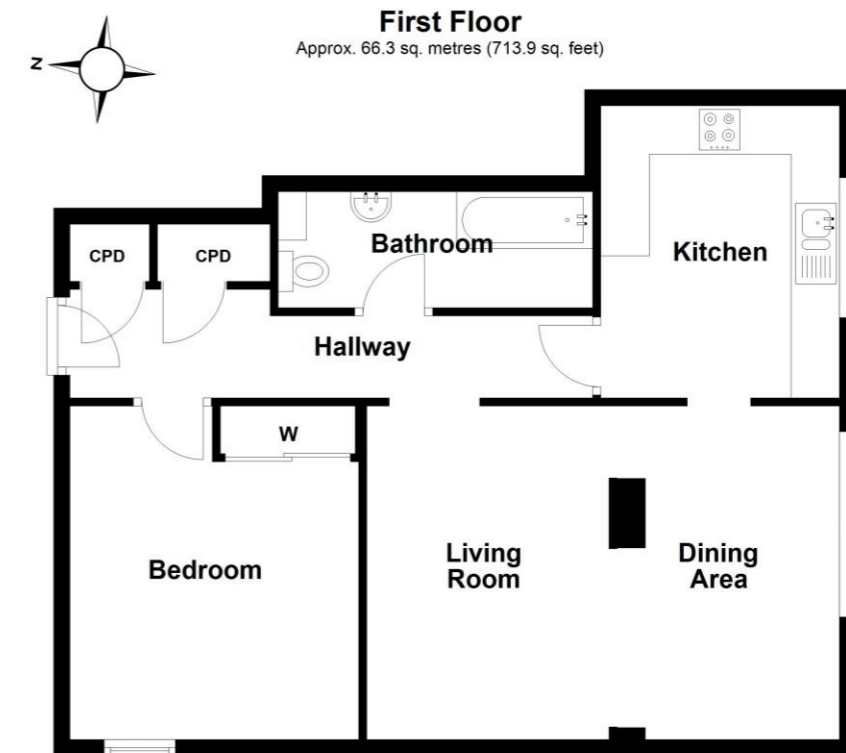
KITCHEN: 3.58m x 2.41m (11'9" x 7'11") (also access from the reception hall). Fitted range of patterned worktops with matching splashbacks with inset one and a half bowl single drainer sink unit with mixer tap, cupboards, drawer units, plumbing for automatic washing machine and tumble dryer space beneath worktops, electric cooker point with filter extractor hood over, wall mounted cupboards, space for upright fridge/freezer, uPVC double glazed window.

BEDROOM: 4.11m x 3.56m (13'6" x 11'8") A lovely size bedroom with built-in floor to ceiling double wardrobe with sliding doors and clothes rail and shelving, electric night storage heater, uPVC double glazed window.

BATHROOM/WC: 3.66m x 1.42m (12'0" x 4'8") Fitted with modern suite comprising bath with shower unit over, shower splash screen, pedestal wash hand basin, Wc with push button flush, extensive tiling to splash prone areas, chrome heated towel rail, electric wall heater, recessed ceiling spotlighting, extractor fan.

TENURE: We understand that there is currently 152 years left on the lease.

FLOOR PLAN:



Total area: approx. 66.3 sq. metres (713.9 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.

Flat 4, EXMOUTH