

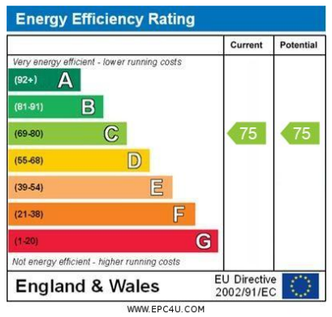












Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Pennys estate agents

www.pennys.net

21 York Close, Exmouth, EX8 4EQ

GUIDE PRICE
£209,950
TENURE Leasehold



Extremely Spacious First And Second Floor, Three Bedroom Maisonette Located In A Popular Location Close To Primary School With Two Parking Spaces.

Reception Hall * Sitting/Dining Room * Kitchen/Breakfast Room * Three Bedrooms Modern Bathroom * Separate Cloakroom/Wc * Double Glazed Windows * Gas Central Heating * For Sale With No Ongoing Chain

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

21 York Close, Exmouth, EX8 4EQ

THE ACCOMMODATION COMPRISES: External staircase rising to:

FIRST FLOOR: uPVC double glazed communal front door to:

ENTRANCE PORCH: Private front door to:

RECEPTION HALL: Radiator, wall mounted cupboard housing modern electric consumer unit and electric meter, radiator, stairs rising to second floor landing with useful understairs storage cupboard beneath.

SITTING/DINING ROOM: A bright spacious room with two sets of double glazed tilt and turn windows overlooking the rear aspect having a pleasant open outlook, radiator, good size understairs storage cupboard with shelving.

KITCHEN/BREAKFAST ROOM: Another bright spacious room with double glazed tilt and turn window to front aspect, fitted range of patterned worktops with colour coordinated tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath worktops, one and a half sink unit with mixer tap, gas cooker point, wall mounted cupboards, modern Glow-worm gas boiler for hot water and central heating, upright fridge freezer, recessed ceiling spotlighting, radiator.

SECOND FLOOR LANDING:

BEDROOM 1: Built-in open wardrobe with clothes rail and shelf, adjoining storage cupboard with shelving, radiator, double glazed tilt and turn windows to rear aspect enjoying a pleasant outlook.

BEDROOM 2: Storage cupboard with clothes rail and shelf, radiator, double glazed tilt and turn windows to front aspect.

BEDROOM 3: Another good size bedroom with radiator and double glazed tilt and turn window to rear aspect with pleasant open outlook.

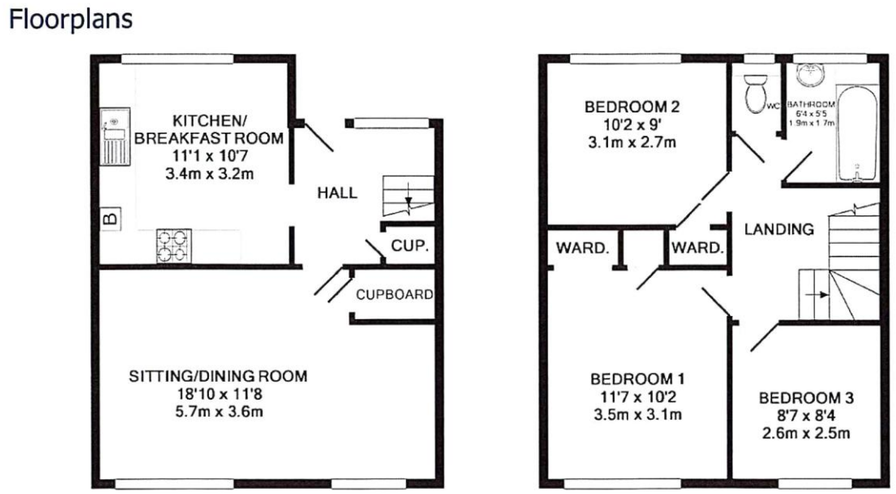
BATHROOM: Fitted with modern suite with attractive fully tiled walls and colour coordinated tiled flooring, bath with shower splash screen, shower unit with fixed rainfall shower head hose and detachable shower head hose, pedestal wash hand basin, shaver socket, fitted mirror with integrated light, chrome heated towel rail, double glazed tilt and turn window with patterned glass.

SEPARATE WC: WC with concealed cistern and chrome dual push button flush, tiled wall with colour coordinated tiled flooring, double glazed tilt and turn window with patterned glass with deep tiled window sill.

OUTSIDE: The property enjoys two allocated parking spaces. There is a shared courtyard garden/drying area with just one other flat. Brick built garden store; access to area of lawned communal gardens which lead to a children's play park.

SERVICE CHARGE: The current length of lease 103 years . We are advised the service charge is £210.87 per month which includes ground rent, buildings insurance, communal grass cutting and a sinking fund.

FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

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

Made with Metropix ©2015