



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	59	78
(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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5 Trefusis Place, Exmouth, EX8 2AR

GUIDE PRICE

£244,950

TENURE Share of Freehold



An Extremely Spacious Three Bedroom Lower Ground Floor Apartment Ideally Located Only A Short Distance From Both The Seafront And Town Centre

Private Entrance * Utility Area * Good Size Reception Hall With Range Of Built-In Coat Cupboards * Kitchen/Breakfast Room * Spacious Lounge/Dining Room * Three Bedrooms * Bathroom/Wc * Cloakroom/Wc * Own Patio Area Of Garden * Gas Central Heating * Excellent Permanent Or Holiday Home Retreat
Share Of Freehold

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The property is accessed via a path from Trefusis Place, which is to the rear of Trefusis Terrace. From the path there is steps leading down to the property's own private part glazed front door that gives access to:

UTILITY ENTRANCE PORCH: Fitted with plumbing for automatic washing machine under patterned work surface.

Inner door with patterned glass giving access to:

RECEPTION HALL: Spacious entrance to the property with a fitted range of three double coat/storage cupboards with storage cupboards over, telephone point, radiator, window overlooking the utility area.

CLOAKROOM/WC: Fitted with WC, radiator, window with patterned glass.

LIVING ROOM: A spacious and bright room with two windows to front aspect, radiator, TV point, wall mounted cupboard housing electric meters.

KITCHEN/BREAKFAST ROOM: Fitted range of patterned worktops including a breakfast bar area with tiled surrounds, with cupboards, drawer units, appliance space beneath worktops, single drainer sink unit with mixer tap, electric cooker point, Ideal gas boiler for hot water and central heating, radiator, tiled flooring, spotlighting, window overlooking utility area.

BEDROOM 1: Radiator, window with patterned glass, fitted shelving, access through to a **DRESSING ROOM AREA**.

Bedrooms 2 and 3 were formerly one large bedroom but now arranged as two bedrooms.

BEDROOM 2: Fitted wardrobe and window to front aspect.

BEDROOM 3: Wood laminate flooring, built-in wardrobe, radiator.

BATHROOM/WC: Comprising bath with shower unit over, shower curtain and rail, pedestal wash hand basin, radiator, tiling to splash prone areas, extractor fan.

OUTSIDE: The apartment enjoys a patio sun terrace area which opens onto a communal area of lawned garden. From the steps that lead down to the apartments there is a lean-to GARDEN STORE.

TENURE & OUTGOINGS: The property benefits from one fifth share of the freehold with four other apartments and is held on a 999 year lease from January 2006. The property is managed by a local company. The maintenance fee is £60 monthly (which is £24 agent fee and £36 for regular/essential maintenance). Contributes one fifth towards building insurance and one fifth to maintenance, on an as and when basis. Ground Rent: £10 per annum.

FLOOR PLAN:



Total floor area 111.9 sq.m. (1,205 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com