



The Charlwood, Lydwin Grange, 2
Stevenstone Road, Exmouth, EX8 2EP

GUIDE PRICE
£275,000
TENURE Leasehold



A Stunning Self Contained Two Double Bedroom Duplex Apartment Forming Part Of A Gated Development In the Highly Desirable Avenues Area of Exmouth.

Open Plan Living/Dining And Well Equipped Kitchen * Two First Floor Double Bedrooms
Ground Floor Cloakroom/WC * Stylish First Floor Bathroom Suite * Own Southerly Facing
Decked Patio With Steps Leading Down To The Communal Gardens * Allocated Parking
Space * Gas Central Heating And Double Glazed Windows
For Sale With No Ongoing Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Pennys are delighted to offer for sale this superb self contained two double bedroom duplex apartment arranged over the ground and first floor within this high quality gated development. The accommodation offers contemporary open plan living accommodation with the benefit of gas central heating and Upvc double glazed windows. The property enjoys its own entrance which leads to a good size reception hall, a ground floor open living and kitchen area, with two first floor double bedrooms and first floor bathroom suite. Offered for sale with no ongoing chain, viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Wide paved pathway leading to composite front door with full height picture window to one side and courtesy lighting giving access to:

RECEPTION HALL: A welcoming space with turning staircase rising to the first floor with useful understairs storage area; radiator; feature wood clad wall; recessed electric consumer unit; recessed LED ceiling spotlighting.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with large fitted mirror over; WC with concealed cistern under with push button flush with display surface over and tiled back; wall mounted Worcester gas boiler for hot water and central heating; recessed ceiling LED sensor spotlighting; ceiling extractor fan; chrome heated towel rail.

OPEN PLAN LIVING/DINING ROOM/KITCHEN: 6.25m x 5.28m (20'6" x 17'4") A wonderful open plan and sociable living space with double glazed window and Upvc double glazed double doors opening on to its own decked sun terrace. The LIVING AREA enjoys an attractive ornate fireplace with wooden surround; two stylish upright radiators and carpeted flooring. The KITCHEN AREA is fitted with a range of patterned granite working surfaces with integrated dishwasher and washer dryer beneath; worktops extended to provide a breakfast bar area; with cupboards, drawer units, integrated washer/dryer and dishwasher beneath worktops, inset one and a half bowl single drainer sink unit with integrated drainer; matching splashback with attractive tiling over; built in double oven with cupboards above and below; inset four ring electric hob with ceiling mounted stainless steel extractor hood over with light; wall mounted cupboards; tiled flooring and recess LED spotlighting to kitchen area.

FIRST FLOOR LANDING: Recessed ceiling spotlighting; light tunnel; radiator; linen cupboard.

BEDROOM ONE: 3.78m x 3.35m (12'5" x 11'0") Upvc double glazed window to rear aspect; attractive ornate fireplace with wooden surround; radiator; built in wardrobe with storage cupboard over.

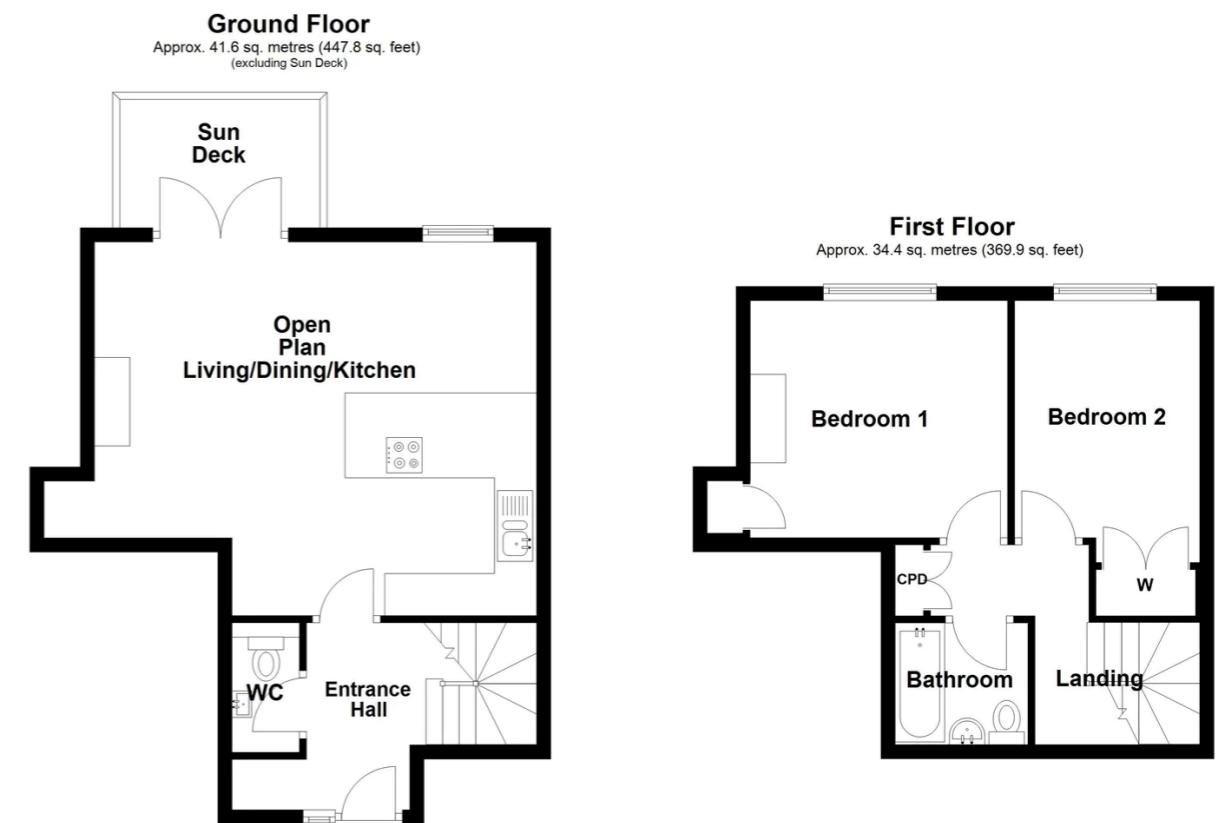
BEDROOM TWO: 3.91m x 2.62m (12'10" x 8'7") Upvc double glazed window to rear aspect; radiator; built in wardrobe with storage cupboard over.

BATHROOM/WC: Fitted with bath with shower unit over; folding shower splash screen; wall mounted wash hand basin; WC with concealed cistern and push button flush; chrome heated towel rail; attractive extensively tiled walls and widow sill; colour co-ordinated tiled flooring; recessed ceiling LED sensor spotlighting; ceiling extractor fan; Upvc double glazed window to front aspect.

OUTSIDE: The property is approached via a gated entrance leading to a parking area where the property has one allocated parking space (first one on the left hand side). The property enjoys its own decked patio accessed directly from the living room which is southerly facing with steps down to the communal garden areas providing wonderful space for outside entertaining. There is a communal bin store and recycle store.

TENURE: The property is Leasehold. The property is held on 199 year lease from 1st January 2015. The Service Charge is £1788.75 per annum. Ground rent is £250 per annum.

FLOOR PLAN:



Total area: approx. 76.0 sq. metres (817.7 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 epcolutions.co.uk Plan produced using PlanUp.

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