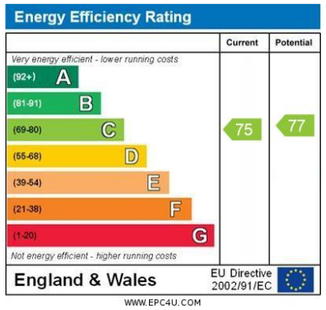


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# 11 Moor Park, 27 Douglas Avenue, Exmouth, EX8 2HH

GUIDE PRICE
£235,000
TENURE Share Of Freehold

**A Spacious Purpose Built Top Floor Flat With Views Towards The Sea Located In The Favoured 'Avenues' Area Of Exmouth, With Attractive Communal Gardens, Garage And Visitors Parking Area**

Lounge/Dining Room * Sun Balcony * Well Equipped Kitchen * Two Good Size Double Bedrooms * Bathroom/Wc With Window * Double Glazed Windows * Gas Central Heating * For Sale With No Ongoing Chain

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PENNYS ESTATE AGENTS
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Tel: 01395 264111 EMail: help@pennys.net

**11 Moor Park, 27 Douglas Avenue, Exmouth, EX8 2HH**

**THE ACCOMMODATION COMPRISES:** Communal entrance and staircase rising to:

**SECOND FLOOR:** Private fire door giving access to:

**RECEPTION HALL:** Radiator, fitted coats cupboard with storage cupboards over, deliveries cupboard which also houses the electric consumer unit, further coats cupboard with shelf, telephone point.

**LOUNGE/DINING ROOM:** 5.33m x 4.24m (17'6" x 13'11") A bright spacious room with uPVC double glazed window overlooking the communal gardens with views towards the sea, parquet flooring, radiator, TV point, telephone point, uPVC double glazed door to:

**SUN BALCONY:** Newly fitted balustrade, tiled floor, gaining lovely views over the communal gardens to the sea in the distance.

**KITCHEN:** 3.35m x 2.77m (11'0" x 9'1") A well equipped kitchen fitted with patterned worktops, tiled surrounds, cupboards, drawer units, carousel unit beneath working surfaces, inset one and a half bowl single drainer sink unit, display lighting over, inset induction hob with filter extractor hood over, wall mounted cupboards, built-in oven with cupboard above and drawer units below, pull out refuse drawer, larder style cupboard also housing Worcester gas boiler for hot water and central heating, space for upright fridge/freezer, radiator, uPVC double glazed window.

**BEDROOM 1:** 4.24m x 3.2m (13'11" x 10'6") A lovely size main bedroom with double glazed window, again enjoying a lovely outlook towards the sea, radiator.

**BEDROOM 2:** 3.35m x 3.33m (11'0" x 10'11") Radiator, uPVC double glazed window.

**BATHROOM/WC:** 1.93m x 1.63m (6'4" x 5'4") Fitted with white suite comprising bath with shower unit over, folding shower splash screen, pedestal wash hand basin, WC with push button flush, extensively tiled walls, radiator, uPVC double glazed window.

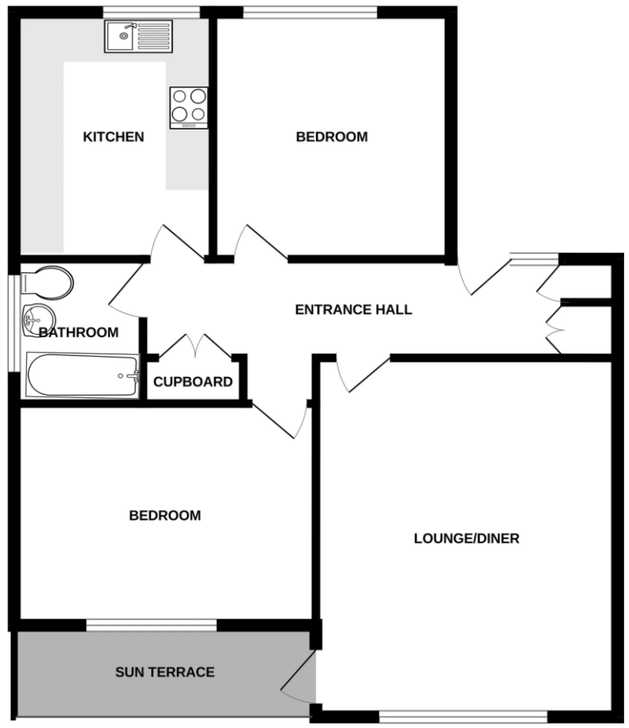
**OUTSIDE:** Moor Park enjoys delightful landscaped communal gardens with sweeping lawns interspersed with colourful flower beds and borders, mature shrubs and trees. There is visitors parking available and this flat enjoys the benefits of a GARAGE. There is also a communal bin store and drying area.

**GARAGE:** 5.41m x 2.59m (17'9" x 8'6") Up and over door.

**TENURE & OUTGOINGS:** We understand that the property is held on a 999 year lease from 2006. This flat owns an equal one eighteenth share of the freehold. Service Charge: £165 per month. Sinking Fund: Annual fee of £150.00

**FLOOR PLAN:**

SECOND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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.