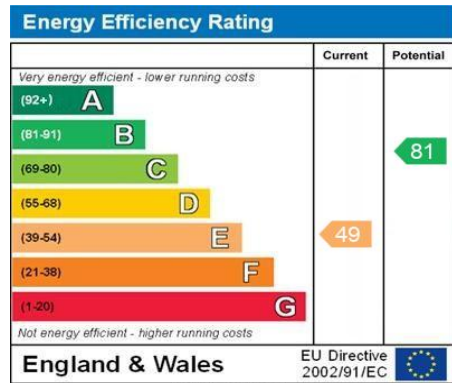




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14 Pencarwick House, Louisa Place,
Exmouth, EX8 2BB

GUIDE PRICE
£340,000
TENURE Share of Freehold



**A Well Presented And Extremely Spacious First Floor Purpose Built
Apartment Enjoying Wonderful Sea And Coastal Views**

Spacious Lounge/Dining Room * Fitted Kitchen * Two Bedrooms * Shower
Room/Wc * Cloakroom/Wc * Communal Gardens Plus Additional Communal
Garden Overlooking The Sea Front * Garage In A Block * Double Glazed
Windows Which Overlooks The Sea * Viewing Strongly Recommended

14 Pencarwick House, Louisa Place, Exmouth, EX8 2BB

THE ACCOMMODATION COMPRISES: Communal entrance with stairs and lift to all floors. This apartment is located on the FIRST FLOOR. Own private front door with spy hole giving access to:

RECEPTION HALL: With access to post / utilities cupboard; coved ceiling; telephone point; feature wall recess with shelf; coats cupboard with coat rail and shelf; thermostat control for ceiling heating; doors leading to all rooms.

LOUNGE/DINING ROOM: 26' 5" x 14' 9" (8.05m x 4.5m) narrowing to 10' 6" (3.2m). A superb spacious and extremely bright room with four UPVC double glazed sash style windows overlooking the front and side elevations gaining wonderful sea and coastline views; television point; telephone point; coved ceiling; thermostat control for ceiling heating.

KITCHEN: 10' 8" x 7' 11" (3.25m x 2.41m) Comprising white work top surfaces with inset one and a half bowl stainless steel single drainer sink unit with mixer tap; inset four ring halogen hob with extractor hood over and built-in oven beneath; range of stylish base cupboard and drawer units, space and plumbing for washing machine and dishwasher beneath work surfaces; matching range of wall units at eye-level; upright pull-out larder style cupboard; upright fridge / freezer in upright kitchen unit; tiled flooring; thermostat control for ceiling heating; cupboard housing water tank; double glazed sash style windows to side aspect with views towards the sea.

BEDROOM ONE: 14' 2" x 12' 0" (4.32m x 3.66m) Two double glazed sash style windows overlooking the side aspect gaining views towards the sea; fitted mirror-fronted wardrobes with clothes dual clothes rails and shelving; fitted floor to ceiling wardrobes with four sliding doors (two mirror fronted) with clothes rail and shelving; thermostat control for ceiling heating; coved ceiling.

BEDROOM TWO: 11' 0" x 10' 8" (3.35m x 3.25m) Double glazed sash style window to side elevation enjoying an outlook towards the sea; range of built-in wardrobes / storage cupboards incorporating a pull-down bed; thermostat control for ceiling heating.

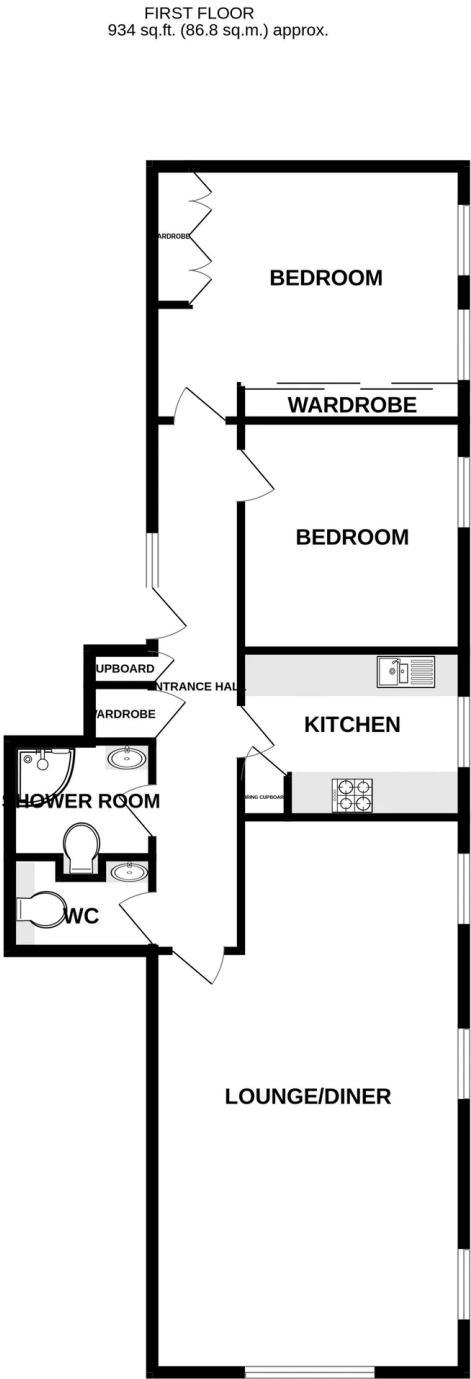
SHOWER ROOM / WC: Fitted with a good size shower cubicle with curved shower splash screen doors; shower unit; hand rails; splashback walls; vanity style wash hand basin with chrome mixer tap and storage cupboard beneath; fitted mirror with light over; WC with concealed cistern, mirror fronted medicine cabinet in wall recess; electric heated towel rail; tiled walls; extractor fan.

CLOAKROOM / WC: Comprising a vanity style wash hand basin with sink unit and mixer tap; fitted mirror and cupboard over with further cupboard beneath; WC with large fitted cupboards over; fully tiled walls and tiled flooring; extractor fan.

OUTSIDE: The apartment has the benefit of a GARAGE. There are communal gardens surrounding the property plus superb additional garden directly opposite predominately laid to lawn with beds; seating area; gaining wonderful views to the sea and coastline beyond.

TENURE AND OUTGOINGS: The property is leasehold and benefits from a 1/19th share of the freehold. The service charges are approximately £1,100 paid 6 months.

FLOOR PLAN:



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.
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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