



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(56-68)	D		
(39-54)	E		
(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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Flat 9 Ashley House, Raddenstile Lane
Exmouth, EX8 2JH

GUIDE PRICE

£285,000

TENURE Share of Freehold



A Purpose Built First Floor Flat With Excellent Estuary And Coastline Views, Garage, Ideally Situated Within Easy Reach Of Both The Town centre And Seafont

Lift And Stairs To All Floors * Reception Hall * Lounge/Dining Room With Sun Balcony * Kitchen * Two Bedrooms * En-Suite Shower Room/Wc Bathroom/Wc * Double Glazed Windows * Gas Central Heating * Offered For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Door entry intercom giving access to communal areas; stairs and lift to first floor; private front door to:

RECEPTION HALL: Door entry phone; radiator; wall lighting; good sized shelved storage cupboard; coats cupboard with clothes rail and shelf.

LOUNGE/DINING ROOM: 5.26m x 3.94m (17'3" x 12'11") Two radiators; fire surround housing electric living flame coal fire; television point; wall lighting; sliding double glazed doors opening to SUN BALCONY enjoying views across the town, estuary and coastline in the distance; decorative archway to:

KITCHEN: 2.97m x 1.96m (9'9" x 6'5") Fitted with patterned worktops with tiled surrounds; cupboards, drawer units, plumbing for automatic washing and space for fridge beneath; single drainer sink unit; four ring gas hob with extractor hood over; built in oven below; wall mounted cupboards; wall mounted boiler for hot water and central heating; double glazed window enjoying lovely views towards the estuary and coastline beyond.

BEDROOM ONE: 3.91m x 3.38m (12'10" x 11'1") Radiator; double glazed window to side aspect with views to the estuary and coastline; television point.

EN-SUITE SHOWER ROOM/WC: 2.36m x 0.86m (7'9" x 2'10") Shower cubicle with shower unit; folding shower splash screen; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; mirror; light/shaver socket.

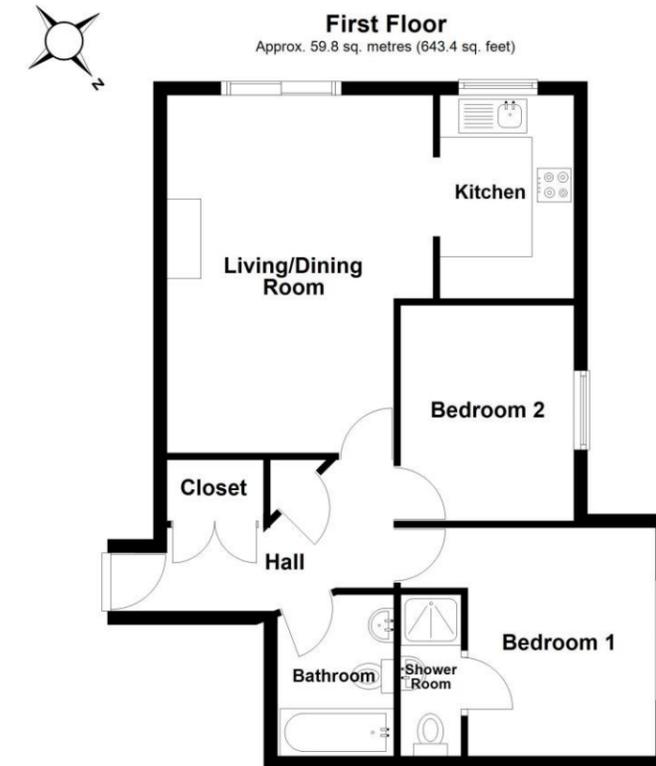
BEDROOM TWO: 3.18m x 2.57m (10'5" x 8'5") Radiator; double glazed window to side aspect with views to the estuary and coastline; television point.

BATHROOM/WC: Comprising bath; pedestal wash hand basin with fitted mirror and light shaver socket over; WC; radiator; tiling to splash prone areas.

OUTSIDE: The property benefits from a GARAGE with up and over door with parking space directly in front.

TENURE AND OUTGOINGS: The residents of Ashley House have acquired the freehold with each flat owner being an equal share of the freehold. Service charges are approximately £1600.00 per annum, payable twice yearly in January & July. No pets allowed.

FLOOR PLAN:



Total area: approx. 59.8 sq. metres (643.4 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 epc solutions.co.uk
Plan produced using PlanUp.

Flat 9, EXMOUTH