

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	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			

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 4 The Moorings, Maer Lane,
Exmouth, EX8 2DD

GUIDE PRICE

£187,500

TENURE Share of Freehold



**A Ground Floor Flat Ideally Located Just Off Exmouth Seafront With
Allocated Parking Space, Communal Garden And Drying Area**

Open Plan Lounge And Kitchen Area * Two Bedrooms * Wet Room/Wc
Double Glazed Windows * Electric Heating * Private Entrance * Long Lease

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THE ACCOMMODATION COMPRISES: Private front door giving access to:

ENTRANCE PORCH: Electric meter and consumer unit, inner door to:

LOUNGE & KITCHEN AREA:

LOUNGE AREA: Chimney recess with fire surround, modern electric heater, double glazed window, TV point, telephone point. **KITCHEN AREA:** Fitted with solid wood worktops with tiled surrounds, cupboards and drawer units beneath, inset single drainer sink unit with mixer tap, electric hob with electric oven below and filter extractor hood over, wall mounted cupboards, space for upright fridge/freezer, ceiling spotlighting, folding door to:

INNER HALLWAY: Electric night storage heater.

BEDROOM 1: Night storage heater, double glazed stable style door giving access to the property's decked sun terrace.

BEDROOM 2: Double glazed window, electric heater, storage cupboard.

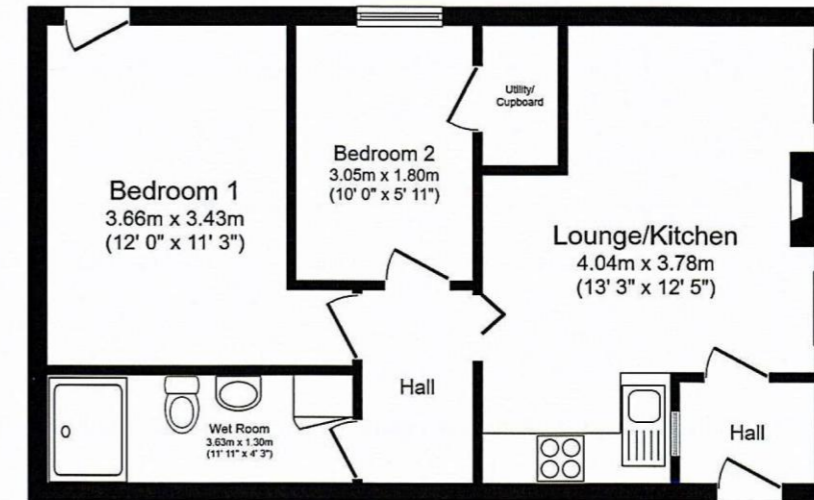
WET ROOM/WC: Tiled shower area with Mira shower unit, shower curtain and rail, pedestal wash hand basin, WC with push button flush, extensively tiled walls, fitted wall mirror, ceiling extractor fan, access to roof space, electric towel rail, cupboard housing water cylinder.

OUTSIDE: To the front of the property there is a lawned area of communal garden and communal drying area and an allocated parking space. To the rear of the property access via the main bedroom is an enclosed decked sun terrace providing excellent outside seating area.

TENURE: Service Charge: £80 per month, which includes the buildings insurance. We understand the property is held on a 189 year lease from June 1983. The property also benefits from 1/10th share of the freehold. The main roof was replaced in 2025.

FLOOR PLAN:

Floor Plan



Floor Plan
Floor area 50.2 sq.m. (541 sq.ft.)

Total floor area: 50.2 sq.m. (541 sq.ft.)