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## Description

We are delighted to offer this well-presented two double bedroom split-level maisonette, ideally located in the heart of Durrington, close to local bus routes, mainline station, shops, and parks.

## Key Features

- Well-presented two double bedroom split-level maisonette
- Situated in the heart of Durrington
- Close to local shops, parks, bus routes and mainline station
- Private entrance with stairs to first floor
- Spacious lounge/diner
- West-facing balcony accessed from lounge
- Brand-new modern fitted kitchen with grey wall and base units
- Further double bedroom on second floor
- Garage in compound, parking space (first come first served) and chain-free sale
- Council Tax Band B | EPC Rating C



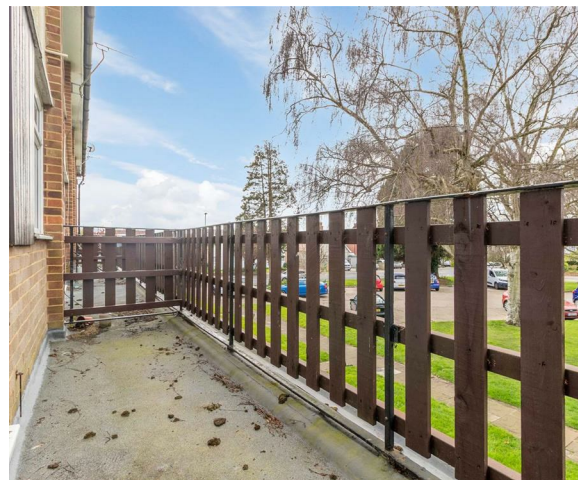


This well-presented two double bedroom split-level maisonette is situated in a highly convenient location within Durrington, offering excellent access to a range of local amenities including shops, parks, bus routes, and the mainline railway station.

The property benefits from a private entrance with stairs leading to the first floor, where there is a spacious lounge/diner featuring a door opening onto a west-facing balcony, providing a pleasant outdoor seating area. Also on this level is a brand-new modern fitted kitchen, finished with a range of grey wall and base units with matching work surfaces.

On the second floor, the accommodation comprises a further double bedroom and a family bathroom. The property also benefits from a parking space available on a first come, first served basis, as well as a garage located within a compound. Further advantages include being offered to the market with no onward chain.

### Tenure



# Floor Plan Exmoor Drive

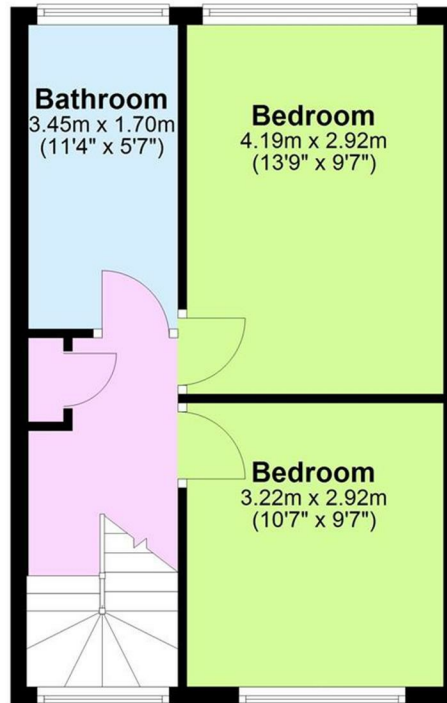
## Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)  
(excluding Balcony)



## First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 70.3 sq. metres (757.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co