



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Flat 1, 6 Rolle Road, Exmouth, EX8 2AB

GUIDE PRICE

£229,950

TENURE Freehold



An Extremely Spacious Ground Floor Flat Located Close To The Heart Of Exmouth Town Centre Enjoying Its Own Garden Areas And Offered For Sale With No Ongoing Chain

Reception Hall * Dual Aspect Living Room * Spacious Kitchen/Dining Room
Two Double Bedrooms * Bathroom/Wc * Double Glazed Windows * Gas Central Heating * Some General Refurbishment Required

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THE ACCOMMODATION COMPRISES: Communal entrance and hallway giving access to private front door to:

RECEPTION HALL: Radiator, good size understairs storage cupboard, doors giving access to all rooms.

LIVING ROOM: 4.5m x 5.71m (14'9" x 18'8") An elegant dual aspect room with double glazed bay window overlooking the front aspect with further double glazed window to side elevation, tiled fireplace with open grate and gas point, picture rail, two radiators.

KITCHEN/DINING ROOM: 4.86m x 6.99m (15'11" x 22'11") A spacious room with kitchen area fitted with a stainless steel single drainer sink unit set into worktops, cupboards and drawer units beneath, gas and electric cooker points, wall mounted cupboards, double glazed window to rear elevation and double glazed door giving access to the rear aspect, large walk-in storage cupboard, large radiator..

BEDROOM 1: 4.66m x 3.76m (15'3" x 12'4") Double glazed window to front aspect, picture rail, radiator.

BEDROOM 2: 4.96m x 3.63m (16'3" x 11'10") Double glazed bay window to rear aspect, radiator, picture rail, built-in wardrobes housing modern gas boiler for hot water and central heating.

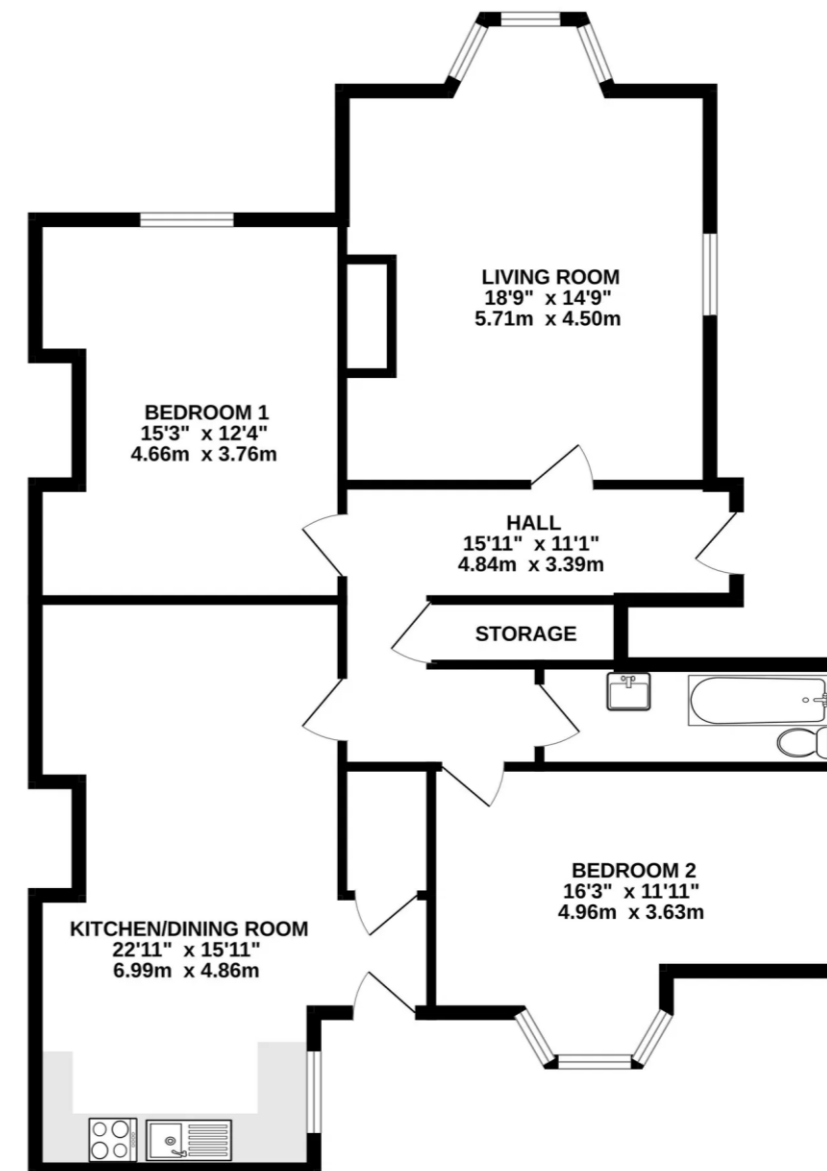
BATHROOM/WC: 3.58m x 1.16m (11'8" x 3'9") Comprising bath, pedestal wash hand basin with fitted mirror over and light and shaver socket, WC, radiator, fully tiled walls, double glazed window with patterned glass.

OUTSIDE: The property owns the front garden which offers an array of colour with a variety of flower beds and borders, pedestrian gate and pathway gives access to the property. To the rear of the property there is a South-West facing patio/sun terrace for the sole use of this flat. Shared pathway gives rear access.

TENURE: The property will be sold with a 999 year lease and with a 50% share of the freehold. Maintenance is on a 50/50 basis. Recent electric (EICR) with new electric consumer unit February 2025. Gas safety and boiler service August 2024.

FLOOR PLAN:

GROUND 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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