



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(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	
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Flat 8 Blue Cedar Court, Cyprus Road, Exmouth, EX8 2DZ

GUIDE PRICE

£260,000

TENURE Share of Freehold



A Beautifully Presented And Spacious Apartment Located On The Second Floor With Beautifully Kept Communal Gardens And Garage

Two Double Bedrooms * En-Suite Shower Room/Wc * Modern Bathroom Suite * Spacious Lounge/Dining Room With Sun Balcony * Kitchen/Breakfast Room * Gas Central Heating * Double Glazed Windows
Viewing Recommended

Flat 8 Blue Cedar Court, Cyprus Road Exmouth, EX8 2DZ

THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system with stairs to second floor, private front door to:

ENTRANCE PORCH: Coat rack, meter cupboard, inner door to:

RECEPTION HALL: Door entry phone, radiator housed in feature radiator cover, recessed ceiling spotlighting, coats cupboard, two further cupboards with shelving.

LOUNGE/DINING ROOM: 6.75m x 3.68m (22'2" x 12'1") A bright spacious room with feature fireplace with stone hearth, TV point, radiator, double glazed window overlooking the communal gardens, uPVC double glazed door to:

SUN BALCONY: South West facing balcony enjoying a lovely outlook over the communal gardens.

KITCHEN/BREAKFAST ROOM: 3.73m x 2.38m (12'3" x 7'10") Fitted with a range of patterned gloss finished work surfaces with tiled surrounds and inset stainless steel sink unit with mixer tap, cupboards, drawer units, plumbing for automatic washing machine, space for dishwasher beneath work surfaces, wall mounted cupboards, electric cooker point with chimney style extractor hood over with light, space for upright fridge/freezer, radiator, wall mounted Worcester gas boiler for hot water and central heating, double glazed window to rear aspect overlooking the gardens.

BEDROOM 1: 4.85m x 3.53m (15'11" x 11'7") A spacious main bedroom with two sets of double glazed windows to front aspect, two radiators, TV point.

EN-SUITE SHOWER ROOM/WC: 2.01m x 1.8m (6'7" x 5'11") With shower cubicle with shower splash screen door, shower unit with fixed shower rainfall head hose and detachable hose, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, fully tiled walls, recessed ceiling spotlighting, ceiling extractor fan, wood-effect flooring.

BEDROOM 2: 3.47m x 2.92m (11'5" x 9'7") Wood laminate flooring, radiator, uPVC double glazed window overlooking the communal gardens to the rear of the development.

BATHROOM/WC: 2.08m x 1.88m (6'10" x 6'2") A modern suite comprising bath with shower attachment and curved shower splash screen, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, fully tiled walls, wood-effect flooring, recessed ceiling spotlighting, ceiling extractor fan.

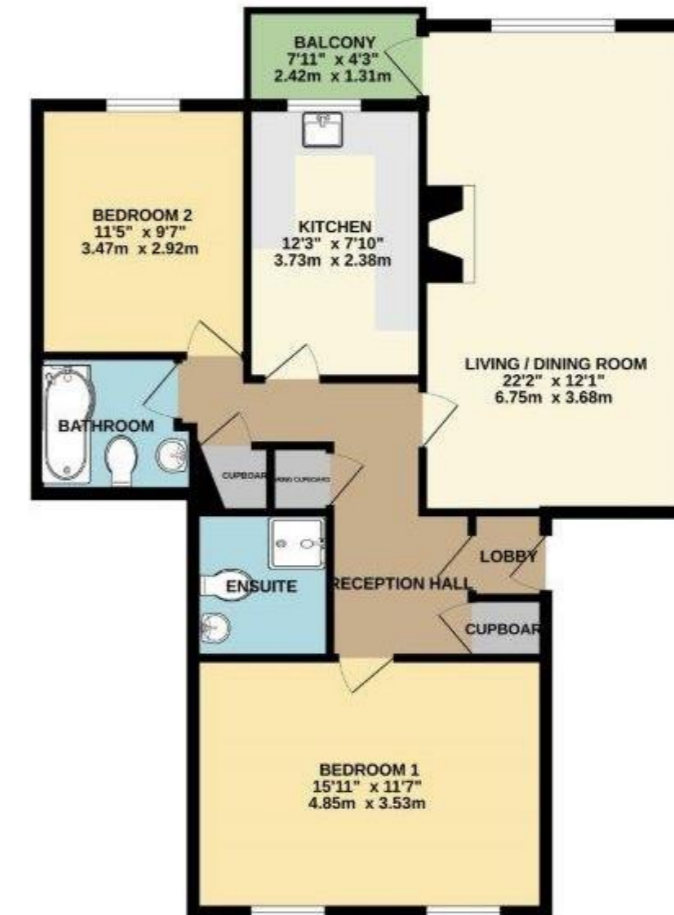
OUTSIDE: The property is located in an enviable location and standing within beautifully kept communal gardens and comprises of lawns, gardens and to the front of the development with colourful shrubs. Driveway leads to a block of garages of which this property enjoys a single GARAGE. Parking is available at the front and rear of the property.

GARAGE: With up and over door.

TENURE & OUTGOINGS: The flat enjoys a one ninth share of the freehold. Service Charges: £185 per month which includes the ground rent.

FLOOR PLAN:

860 sq.ft. (79.9 sq.m.) approx.



BLUE CEDAR COURT

TOTAL FLOOR AREA: 860 sq.ft. (79.9 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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