

Second Floor Flat, 4 The Strand, Exmouth,  
Devon, EX8 1AB

GUIDE PRICE

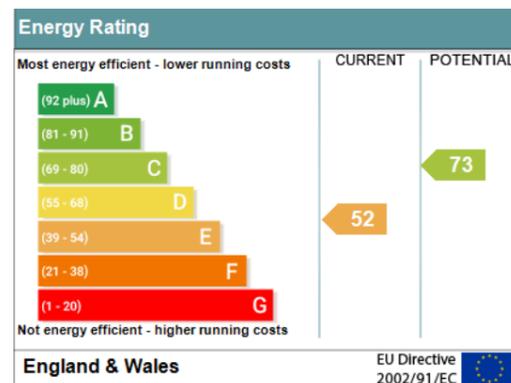
£169,950

TENURE Leasehold



**A Beautifully Presented Upper Floor Maisonette Style  
Apartment Located In The Heart Of Exmouth Town Centre And  
Found In Excellent Order**

**NO ONWARD CHAIN • Spacious Lounge/Dining Room  
Modern Kitchen/Breakfast Room With Integrated Appliances  
Two Good Size Double Bedrooms • Modern Bathroom/WC  
uPVC Double Glazed Windows • Newly Extended Lease**



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## Second Floor Flat, 4 The Strand, Exmouth, Devon, EX8 1AB

A notably spacious and light top-floor apartment set in the heart of town, yet pleasantly removed from street noise. This well-proportioned home features exceptionally large rooms, generous living space, and exclusive access to a substantial loft area offering excellent storage and potential for future expansion (subject to necessary consents).

**THE ACCOMMODATION COMPRISES:** Communal entrance with staircase rising to **UPPER FLOOR**. Private front door giving access to:

**SPLIT LEVEL LANDING:** With electric consumer unit. **UPPER LANDING:** With night storage heater; access to roof space; telephone point; good size utility/storage cupboard with power connected.

**LOUNGE/DINING ROOM:** 19' 0" x 12' 11" (5.79m x 3.94m) into wall recess. A bright and spacious room with three uPVC double glazed windows overlooking the front aspect; television point; night storage heater; picture rail; opening to:

**KITCHEN/BREAKFAST ROOM:** 12' 0" x 5' 9" (3.66m x 1.75m) A modern kitchen fitted with a range of gloss finish patterned work top surfaces extended to provide a breakfast bar area; base cupboards, drawer units and integrated slimline dishwasher beneath; inset single drainer sink unit with chrome mixer tap; inset four ring electric hob with built-in oven below and stainless steel chimney style extractor hood over; integrated fridge and freezer; matching wall units at eye-level with concealed lighting beneath; attractive tiled splashback walls; uPVC double glazed window to front aspect.

**BEDROOM TWO:** 12' 10" x 12' 4" (3.91m x 3.76m) uPVC double glazed window to rear aspect; night storage heater; built-in shelved wardrobe in wall recess.

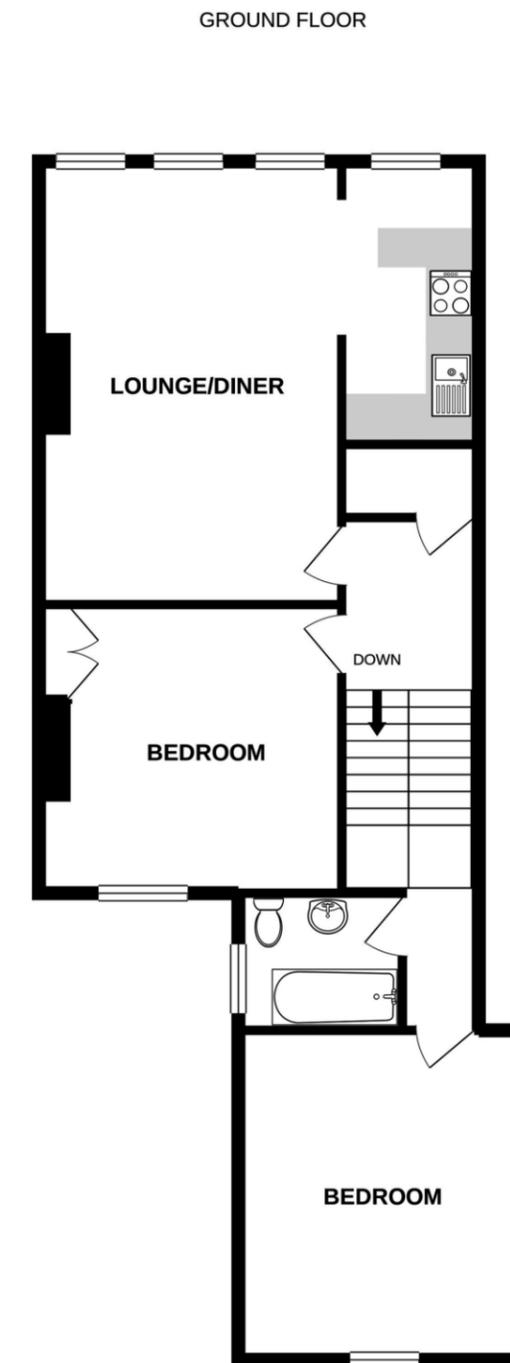
**REAR LANDING AREA:** With night storage heater and access to bedroom one and bathroom/WC.

**BEDROOM ONE:** 14' 0" x 13' 4" (4.27m x 4.06m) into wall recess. A spacious room with uPVC double glazed window to rear aspect; night storage heater.

**BATHROOM/WC:** Comprising of a bath with hand grips and shower unit over; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; extractor fan; uPVC double glazed window with patterned glass.

**TENURE AND OUTGOINGS:** The property is Leasehold. The lease has just been extended to approximately 170 years remaining, with a peppercorn ground rent. Service Charges: Maintenance charge of £376 per quarter.

## FLOOR PLAN:



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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