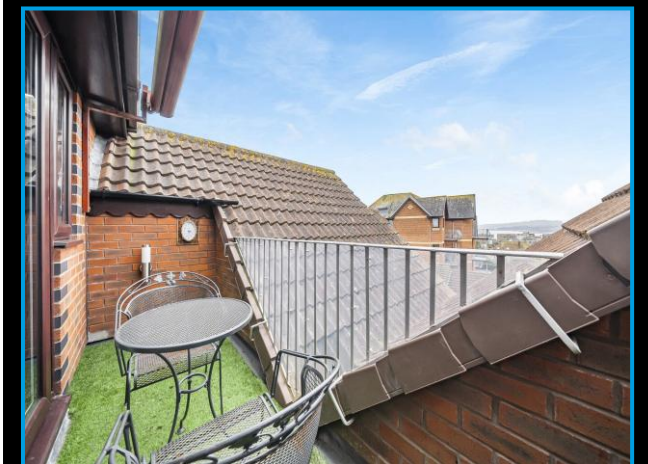


**Offers In Excess of £350,000**  
**11 Ashley House, Raddenstile Lane, Exmouth, EX8 2JH**



- Well Presented Penthouse Apartment • Moments From Town, Train Station & Seafront
- Gas Central Heating & Double Glazing • Far Reaching Exe Estuary Views
- Living Room With Balcony Access, Dining Room • Kitchen & Utility Room
- 2 Double Bedrooms, Bathroom, En - Suite • Garage, Parking, NO ONWARD CHAIN



## Accommodation

### Ground Floor

Communal front entrance door with intercom leading to:

### Communal Hallway

Stairs and lift access to first and second floor.

### First Floor

Own entrance door leading to:

### Porch

uPVC double glazed window to front. Stairs rising to 2nd floor

### Second Floor

### Landing

Staircase rising to 3rd floor landing. Radiator. Wall mounted central heating thermostat. Entry phone. Smoke alarm. Doors leading to living room, dining room, bedroom 2 and:

### Hall

Lift access. Useful storage cupboard. Radiator. Port hole window to living room.

### Living Room 19'7" (5.97m) x 14'5" (4.39m)

uPVC double glazed sliding patio doors leading to Balcony which gains lovely Sea and South Devon coastline views. Good range of fitted cupboard storage units with display plinths to 1 wall. 2 radiators. Picture rail.

### Dining Room 18'0" (5.49m) x 10'10" (3.3m)

Dual aspect having uPVC double glazed windows to rear and side of building, both provide far reaching Exe Estuary, Sea, South Devon coastline and Haldon Hill views. Radiator. Door leading to utility room and open arch leading to:

### Kitchen 9'0" (2.74m) x 8'7" (2.62m)

uPVC double glazed window to rear aspect gaining Exe Estuary and Haldon Hill views. Good range of modern fitted cupboard and drawer storage units with wooden work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for dishwasher. Integrated fridge and freezer. Cupboard housing the wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water.

### Utility Room 8'7" (2.62m) x 4'9" (1.45m)

uPVC double glazed window to side. Range of cupboard and drawer storage units with roll edged work surface and ceramic splash backs. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Radiator. Tiled flooring.



#### **Bedroom 2 12'4" (3.76m) x 11'3" (3.43m)**

uPVC double glazed window to side. Radiator. Range of fitted drawer storage units to 1 wall. Built - in wardrobe. Wall mounted electric trip switch fuse box. Radiator.

#### **Third Floor**

##### **Landing**

Radiator. Doors leading to bathroom and:

#### **Bedroom 1 16'4" (4.98m) x 15'9" (4.8m)**

uPVC double glazed window to side. Good range of fitted bedroom furniture including wardrobes and drawer storage units. Radiator. Door leading to:

##### **En - Suite**

uPVC double glazed window to side gaining Exe Estuary and Haldon Hill views. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Shaver socket. Extractor fan.

##### **Bathroom**

uPVC double glazed window to side gaining Exe Estuary and Haldon Hill views. Modern fitted white suite of panelled bath with mixer tap and shower attachment, tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Heated towel rail. Extractor fan. Shaver socket.

#### **Garage 14'4" (4.37m) x 8'1" (2.46m)**

Up and over door to front. Driveway parking for 2 motor vehicles to the front of the garage. The garage is located, on its own and to the side of the other garage block.

##### **Tenure**

The property is LEASEHOLD. We understand the residents of Ashley House have acquired the freehold with each flat owner being an equal share of the freehold. There are approx 966 years remaining on the lease. Service charges are approximately £1600.00 per annum, payable twice yearly in January & July. No pets allowed.

##### **Services**

All mains services are connected. Council Tax Band E

##### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

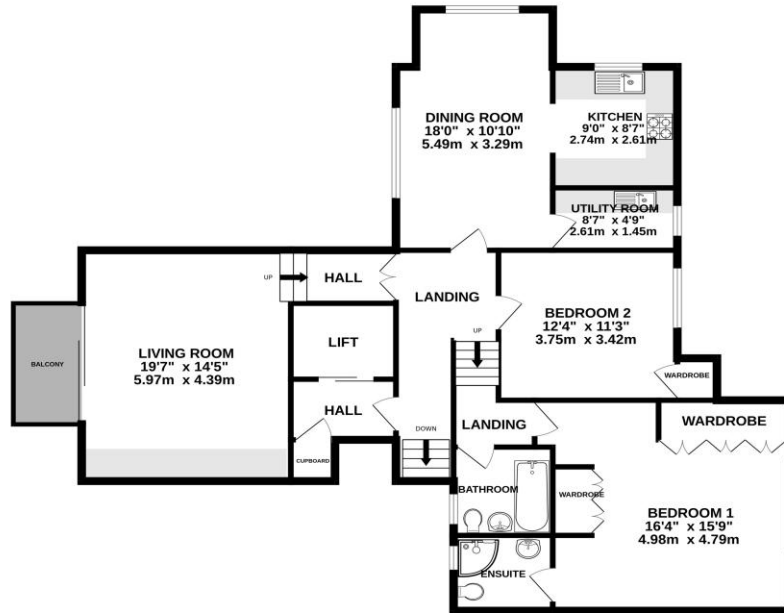
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##### **Agents Note**

These are draft particulars and are awaiting vendors verification



SECOND FLOOR



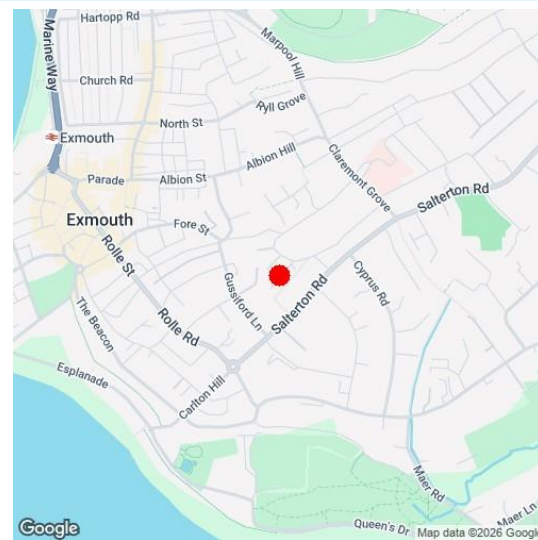
RADDENSTILE LANE, EXMOUTH

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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metageo (2020)

**Directions**

From our prominent Town Centre office, turn left into Rolle Street. Continue into Rolle Road and turn left at the roundabout into Salterton Road. Take the first left into Raddenstile Lane, bear left, where the entrance to the building will be found on the left hand side, clearly identified.

Energy Efficiency Rating	
Current	Potential
<p><small>Very energy efficient - lower running costs</small></p> <p>127-154 <b>A</b></p> <p>109-126 <b>B</b></p> <p>92-109 <b>C</b></p> <p>75-92 <b>D</b></p> <p>59-75 <b>E</b></p> <p>43-59 <b>F</b></p> <p>27-43 <b>G</b></p> <p><small>Not energy efficient - higher running costs</small></p>	
73	75
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.