



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Flat 1, 7 The Beacon, Exmouth, EX8 2AG

GUIDE PRICE

£309,950

TENURE Share of Freehold



A Spacious And Well Presented Raised Ground Floor Apartment Located Within An Attractive Grade II Listed Building Enjoying A Stunning Location Only A Short Distance From Both The Seafront And Town Centre

Elegant Sitting Room * Well Appointed Modern Kitchen * Two Double Bedrooms * Modern Bathroom/Wc * Cloakroom/Wc * Secure Parking Space Share Of Freehold * Pleasant Outlook Towards The Estuary And Coastline

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THE ACCOMMODATION COMPRISES: Communal entrance and hallway. The apartment is found on the ground floor via private front door to:

ENTRANCE HALL:

SITTING/DINING ROOM: A spacious and elegant room with secondary glazed sash bay window overlooking the front aspect with pleasant outlook towards the estuary, fitted window seat with storage space beneath, stone fireplace and hearth with chimney recess, picture rail, cornice ceiling, two radiators, telephone point, dresser style unit in wall recess.

KITCHEN: Well appointed with solid wood working surfaces, tiled surrounds, cupboards and drawer units, integrated fridge, freezer and washing machine beneath worktops. Inset ceramic sink unit with hose style mixer tap, four ring gas hob with stainless steel chimney style extractor hood over, built-in oven and microwave, double glazed window to rear aspect, radiator, ceiling spotlighting, doorway opening to:

INNER HALLWAY: Wall mounted gas boiler for hot water and central heating, space for tumble dryer, floor to ceiling storage cupboard, radiator.

BEDROOM 1: Double glazed window to rear aspect enjoying a pleasant outlook, radiator, built-in wardrobes and ceiling spotlighting.

BEDROOM 2: Double glazed window to rear aspect enjoying an outlook towards Holy Trinity Church with fitted storage cupboards beneath, radiator, built-in wardrobe.

BATHROOM/WC: A stylish suite with bath with fixed rainfall shower head hose and detachable shower head hose, contemporary style wash hand basin with fitted mirror over with display light, WC with concealed cistern, antique style radiator with fitted heated towel rail.

CLOAKROOM/WC: Fitted with vanity style and space saver sink unit, wash hand basin with splashback, WC with push button flush and concealed cistern.

OUTSIDE: To the rear of the property there is a secure parking space accessed via up and over door.

TENURE: We understand that the property is held on a 999 year lease from 2006 and benefits from a quarter share of the freehold. Maintenance Charges: £120 per calendar month. The building is self-managed by the four apartment owners in the building.

FLOOR PLAN:



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk

Plan produced using PlanUp.
Flat 1, EXMOUTH