



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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12 Brooklyn Park, Exmouth, EX8 3AZ

GUIDE PRICE
£157,500
TENURE Leasehold



A Good Size Purpose Built First Floor Flat Enjoying Well Presented Two Bedroom Accommodation Close To Amenities

Lounge/Dining Room * Kitchen/Breakfast Room * Two Double Bedrooms
Modern Shower Room/Wc * Double Glazed Windows * Communal Gardens
Residents Parking Area * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Communal entrance and stairs to first floor, private composite front door with double glazed inset to:

RECEPTION HALL: Night storage heater, two fitted storage cupboards; one housing the electric meters and modern electric Ariston boiler for hot water.

LOUNGE/DINING ROOM: 5.74m x 3.02m (18'10" x 9'11") A good size room with uPVC double glazed window overlooking the front aspect with attractive outlook over the communal lawned gardens, living flame-effect log electric fire housed in wall recess, TV point.

KITCHEN/BREAKFAST ROOM: 4.78m x 2.18m (15'8" x 7'2") Fitted with range of worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine, space for dishwasher beneath worktops, inset single drainer sink unit, electric cooker point, wall mounted cupboards, wall mounted airflow unit, uPVC double glazed window to front aspect.

BEDROOM 1: 4.32m x 2.77m (14'2" x 9'1") A spacious room with two sets of fitted floor to ceiling wardrobes, both with mirror fronted sliding doors, clothes rail and shelving, uPVC double glazed window to rear aspect.

BEDROOM 2: 3.35m x 2.77m (11'0" x 9'1") into wall recess. Night storage heater, uPVC double glazed window to rear aspect.

SHOWER ROOM/WC: 2.34m x 1.47m (7'8" x 4'10") Fitted with corner shower cubicle with curved shower splash screen doors, shower unit, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, ceiling extractor fan, mirror fronted medicine cabinet, attractive fully tiled walls, tiled flooring.

OUTSIDE: To the front of the Development there are communal gardens which are mainly laid to lawn. To one corner of the communal grounds is a designated area for washing lines. There is a parking area for residents on a first come, first served basis.

TENURE: The property is leasehold and we understand the current lease is 125 years with approximately 88 years remaining. The freeholder is East Devon District Council. Service Charges: To be confirmed.

FLOOR PLAN:

