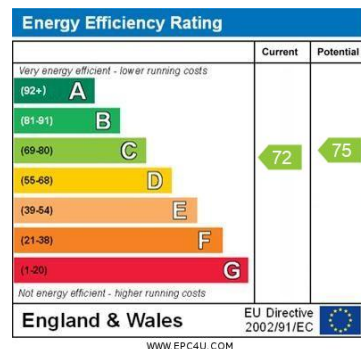




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 20 Montpellier Court, Montpellier
Road, Exmouth, EX8 1JP

GUIDE PRICE

£180,000

TENURE Leasehold



Stunning Views Across The Town To The Coastline Are Offered From This Beautifully Presented First Floor Apartment Ideally Located Close To The Town Centre With Allocated Parking Space.

Superb Permanent Or Holiday Home Retreat * Dual Aspect Kitchen/Living Room * Double Bedroom * Modern Shower Room/WC * Communal Grounds * Gas Central Heating And Double Glazed Windows Allocated Parking Space And Visitors Parking Area * Viewing Recommended

Flat 20 Montpellier Court, Montpellier Road, Exmouth, EX8 1JP

The property is conveniently located just 0.3 miles to the centre of Exmouth with its shops, bars and restaurants and train line running along the Estuary to Exeter. Exmouth seafront offers a long sandy beach leading to the Marina and Orcombe Point at the start of the Jurassic Coastline.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Door intercom system; staircase leading to first floor; private front door gives access to:

RECEPTION HALL: Good size storage cupboard; door entry phone; glazed panel door to:

OPEN PLAN LOUNGE/DINING ROOM: 5.66m x 3.56m (18'7" x 11'8") A superb dual aspect room with double glazed windows allowing an abundance of light and affording fantastic views over Exmouth town to the Estuary and coastline in the distance. **KITCHEN:** Fitted with wood effect worktops with matching upstands and tiled surrounds over; inset single drainer sink unit with cupboards and plumbing for automatic washing machine beneath worktops; wall mounted cupboards, one housing Vaillant gas boiler for hot water and central heating; built in oven with hob; extractor hood over. **LIVING AREA:** Television point; radiator.

BEDROOM: 3.1m x 3.05m (10'2" x 10'0") Double glazed windows again affording wonderful views across town to the Estuary; radiator.

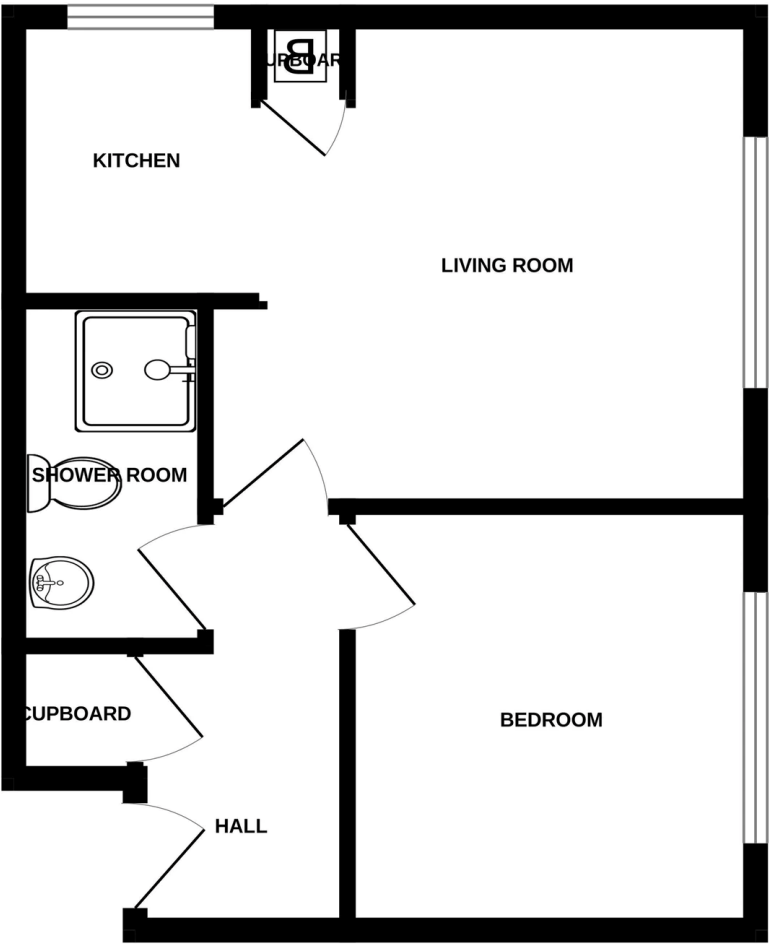
SHOWER ROOM/WC: 2.01m x 1.37m (6'7" x 4'6") Fitted with shower cubicle; vanity wash hand basin with fitted mirror fronted medicine cabinet over with shelf; WC with push button flush; tiling to splash prone areas; wall heater.

OUTSIDE: Montpellier court enjoys communal areas of garden; allocated parking space together with visitors parking spaces.

TENURE AND OUTGOINGS: The property is Leasehold, held on a 125 year Lease from January1995. Service Charge: To be confirmed.

FLOOR PLAN:

FIRST FLOOR



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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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.