



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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Flat 2, 9 The Beacon, Exmouth,
EX8 2AG

GUIDE PRICE

£239,950

TENURE Share Of Freehold



**A Grade II listed Second Floor Apartment Situated In A Period Building
On The Beacon With Excellent Sea And Coastal Views**

Elegant Lounge/Dining Room * Separate Kitchen * Good Size Double
Bedroom * Bathroom/WC * Gas Central Heating * General Refurbishment
Required * Viewing Recommended

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Intercom entrance pad with communal doorway leading to Communal Hallway. From The Communal Hallway there is a staircase leading down to the lower ground floor area where this flat has a private storage cupboard. There is also a secure door giving access to the rear of the property into Bicton Place providing a short cut into the town centre.

Staircase rising to second floor; private front door giving access to:

ENTRANCE HALL: Coats rail with shelf over; opening to:

LOUNGE/DINING ROOM: 5.36m x 5.03m (17'7" x 16'6" A most spacious and elegant room with sash windows to the front elevation gaining wonderful views to the sea and coastline beyond; feature brick fireplace with tiled hearth; storage cupboard in wall recess; picture rail; radiator; television point.

KITCHEN: 4.22m x 2.39m (13'10" x 7'10") Fitted with patterned work tops with single drainer sink unit; cupboards, drawer units and plumbing for automatic washing machine beneath; tiled surrounds; four ring gas hob; built in oven below; wall mounted cupboards; space for upright fridge freezer; sash window to front elevation gaining wonderful views to the sea and coastline beyond; the kitchen is accessed from both the entrance hall and the lounge/dining room; from the lounge/dining room glazed door to:

INNER HALLWAY: Door to:

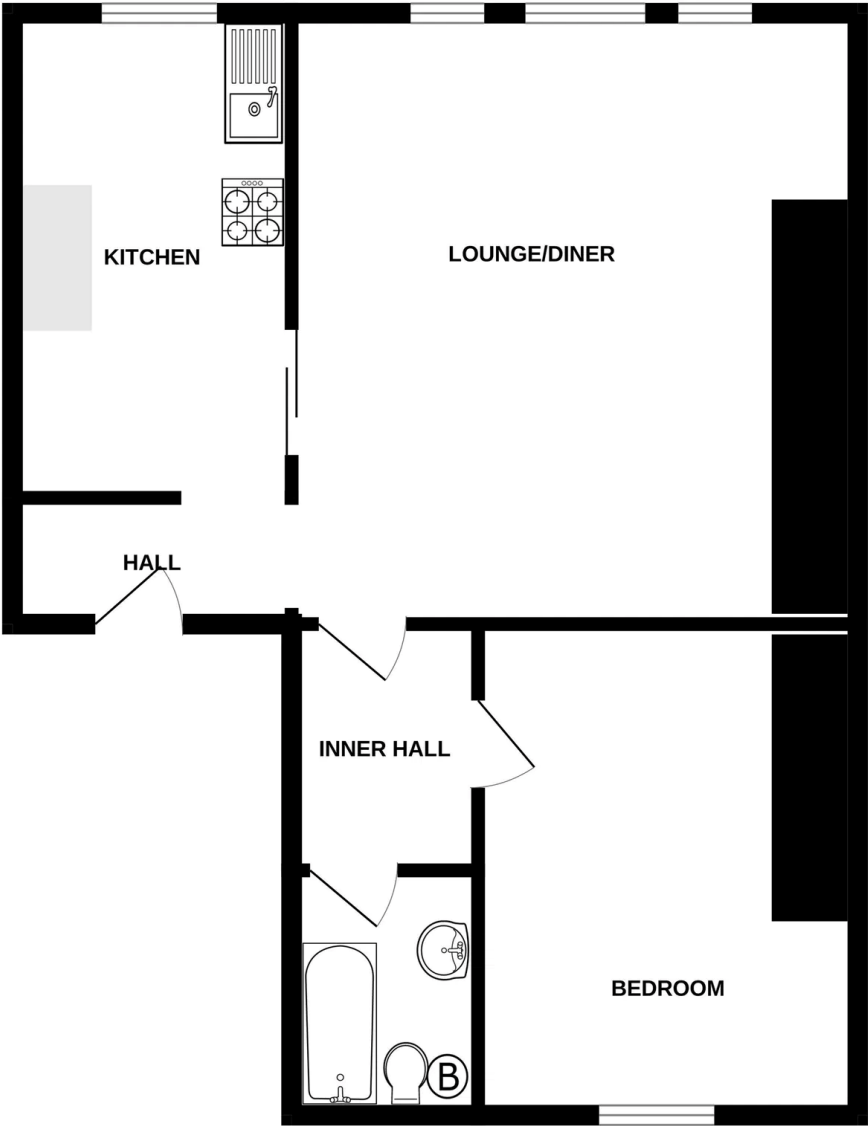
BEDROOM: 4.55m x 3.4m (14'11" x 11'2") A spacious double bedroom with radiator; sash window to rear aspect enjoying a pleasant outlook over Holy Trinity Church.

BATHROOM/WC: 2.44m x 1.42m (8'0" x 4'8") Comprising bath with shower unit over; shower splash screen; pedestal wash hand basin; WC; tiling to splash prone areas; wall mounted cupboard housing Worcester gas boiler for hot water and central heating.

TENURE & OUTGOINGS: The property is Leasehold with a Share of the Freehold. We understand the flat is held on a 999 year lease from July 2006 and the service charge is approximately £45.00 per calendar month which includes buildings insurance and cleaning of communal areas. We would advise that these figures are verified by any interested party.

FLOOR PLAN:

SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

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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