



£382,000

Flat 6, Trefusis House, 6 Trefusis Terrace, Exmouth, Devon, EX8 2AX





Rare opportunity to purchase this superbly presented penthouse, created by combining two original apartments to form one exceptionally spacious top-floor home. Situated just yards from the seafront in a highly sought-after location, the property enjoys stunning sea and coastal views, as well as the valuable benefits of a garage and parking.

- **Open Plan Kitchen/Dining Room**
- **Sitting Room With Wood burner**
- **2/3 Bedrooms**
- **Shower Room**
- **Garage & Parking**
- **Shed**
- **All principal rooms have sea & coastal views**

LOCATION: Situated in a highly desirable, quiet area just yards from the sea front, Trefusis Terrace is a delightful street of attractive mainly period houses converted into apartments.

The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. It is a bustling town with a vibrant shopping

centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding, it is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

DESCRIPTION: Flat 6, Trefusis Terrace is a spacious penthouse apartment forming part of a grand period property which enjoys a wonderful position above Exmouth seafront. The property benefits from the most amazing 180 degree views across the Maer, Cricket Club, Bowling Club, beach and out to sea, as well as across to Dawlish Warren and Orcombe Point, with views from every room enhancing its unique appeal. The apartment faces south, allowing the afternoon and evening sun into all principal rooms. The property was originally formed as two separate apartments, Flat 5 and Flat 6, which have since been skilfully combined into one generous home. Worthy of special mention is the excellent outside storage, including a garage and private lockable shed, which is rare in this location and ideal for watersports and cycling enthusiasts. There is also a parking space in front of the garage as well as visitors parking. The building has been recently and extensively renovated and painted externally,

with the communal stairwell also newly decorated, further enhancing the overall presentation of the property and giving a fresh, well-maintained feel throughout.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR:

Communal entrance door with stairs leading upto the second floor.

SECOND FLOOR:

Private entrance door to the...

ENTRANCE PORCH: Two double glazed windows to the side with views across the Estuary. Double glazed window to rear and to the opposite side. Glazed door leading through to the...

HALLWAY: Storage cupboards with one housing space and plumbing for the washing machine. Radiator. 6 Steps leading upto...

MAIN LANDING: Hatch to roof. Doors leading off to...

OPEN PLAN KITCHEN / DINING ROOM:

DINING AREA: 15' 4" (4.67m) x 12' 10" (3.91m): Two large fully opening double glazed windows to the front of the building with panoramic views across the Cricket Ground, Exmouth Beach, the sea and Dawlish Warren. Radiator. Opening through to the...

KITCHEN AREA: 14' 8" (4.47m) x 12' 10" (3.91m): The kitchen has modern Oak front units with granite worktop surfaces with matching up stands. Inset twin induction and twin gas hob. Belfast sink with double bowl and mixer tap. Oak fronted cupboards and drawers under with stainless steel handles. Integrated dishwasher. Built-in oven, fridge and freezer. Pull out larder units and corner display shelving. Matching wall mounted cupboards with under lighting and stainless steel cooker hood. Downlighters. Double glazed window to the rear with views across the Exe Estuary. Double glazed Velux window. Radiator.

SITTING ROOM: 15' 4" (4.67m) x 14' 8" (4.47m): Two large fully opening double glazed windows to the front of the building, again with views across the Cricket Ground, Exmouth Beach, the sea and Dawlish Warren. Radiator. Cast iron woodburner with tiled surround and Welsh slate hearth.



BEDROOM 1: 14' 8" (4.47m) x 12' 9" (3.89m): Double glazed window to rear with views up the Exe Estuary. Two built-in double wardrobes. Eaves storage. Radiator.

BEDROOM 2: 12' 2" (3.71m) x 12' 2" (3.71m): Double glazed window to front of property with beautiful views towards Dawlish Warren. Radiator.

SHOWER ROOM: 12' 4" (3.76m) x 8' 4" (2.54m): Modern white suite comprising fully tiled walk-in shower with built-in shower unit. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround. Tiled floor. Opaque double glazed window to rear. Chrome rung radiator. Fitted mirrored medicine cabinet. Downlighters. Extractor fan.

OUTSIDE: The property benefits from **COMMUNAL FRONT & REAR GARDENS**, a **SINGLE GARAGE** with up and over door and a **PARKING SPACE** in front of the garage. There is also **OFF ROAD VISITORS PARKING** and a **PRIVATE LOCKABLE SHED**.

COUNCIL TAX BAND: C - £1966.78

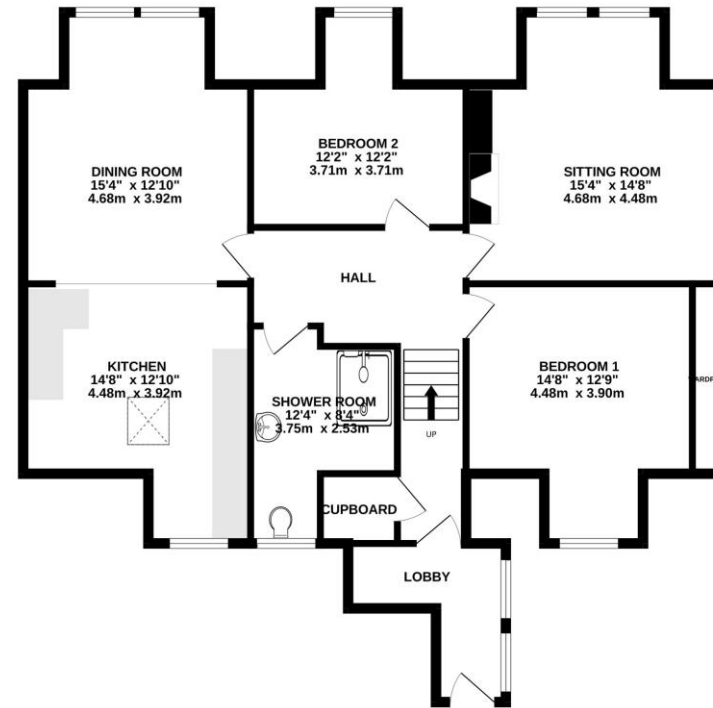
TENURE: Leasehold -1/7Share of freehold- 999 year lease from 1999

MAINTENANCE CHARGES: £187.64 pcm

DIRECTIONS: From Exmouth Seafront, turn onto Carlton Hill which runs to the side of The Ocean Venue. Take the next turning right onto Trefusis Terrace and Trefusis House can be found on the left hand side.

WHAT3WORDS: ///remote.poetic.mimic

SECOND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

