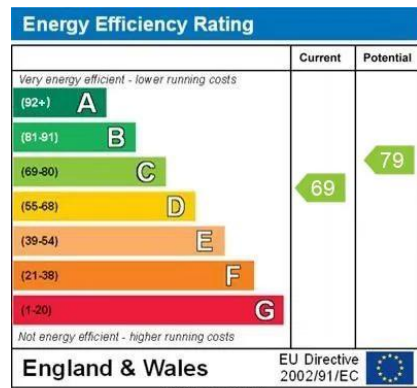




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys 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 11, 24 Cheshire Road, Exmouth,
EX8 4BP

GUIDE PRICE
£160,000
TENURE Leasehold



A Well Presented And Much Improved Top Floor Purpose Built Flat With
Garage

Bright Spacious Accommodation * Spacious Lounge/Dining Room * Stylish Modern
Kitchen * Bathroom Suite * Two Double Bedrooms * Gas Central Heating * Double Glazing
Viewing Strongly Recommended

Flat 11, 24 Cheshire Road, Exmouth, EX8 4BL

THE PROPERTY COMPRISES:

COMMUNAL ENTRANCE: Door entry intercom with communal stairs to Top Floor. Private front door giving access to:

RECEPTION HALL: Door entry phone; coats cupboard; adjoining cupboard housing electric meter; further large storage cupboard with slatted shelving; wood laminate flooring.

LOUNGE: 5.05m x 3.63m (16'7" x 11'11") A bright spacious room with wood laminate flooring; television point; radiator; double glazed window with deep window sill enjoying a pleasant open aspect.

KITCHEN: 3.35m x 2.08m (11'0" x 6'10") A stylish modern kitchen with a range of wood effect worktops with matching splashback; splashback surrounds; inset one and a half bowl single drainer sink unit; four ring electric hob with built in oven below; glass splashback with extractor hood over; wall mounted cupboards; integrated fridge and freezer; adjoining cupboard also housing the gas boiler for hot water and central heating; radiator; tiled flooring; double glazed window.

BEDROOM ONE: 4.75m x 3.4m (15'7"maximum measurement x 11'2") A fine main bedroom with feature wood panelled wall; radiator; double glazed window enjoying a pleasant open aspect.

BEDROOM TWO: 2.57m x 2.36m (8'5" x 7'9") Wall mounted storage unit; double glazed window with deep window sill; radiator.

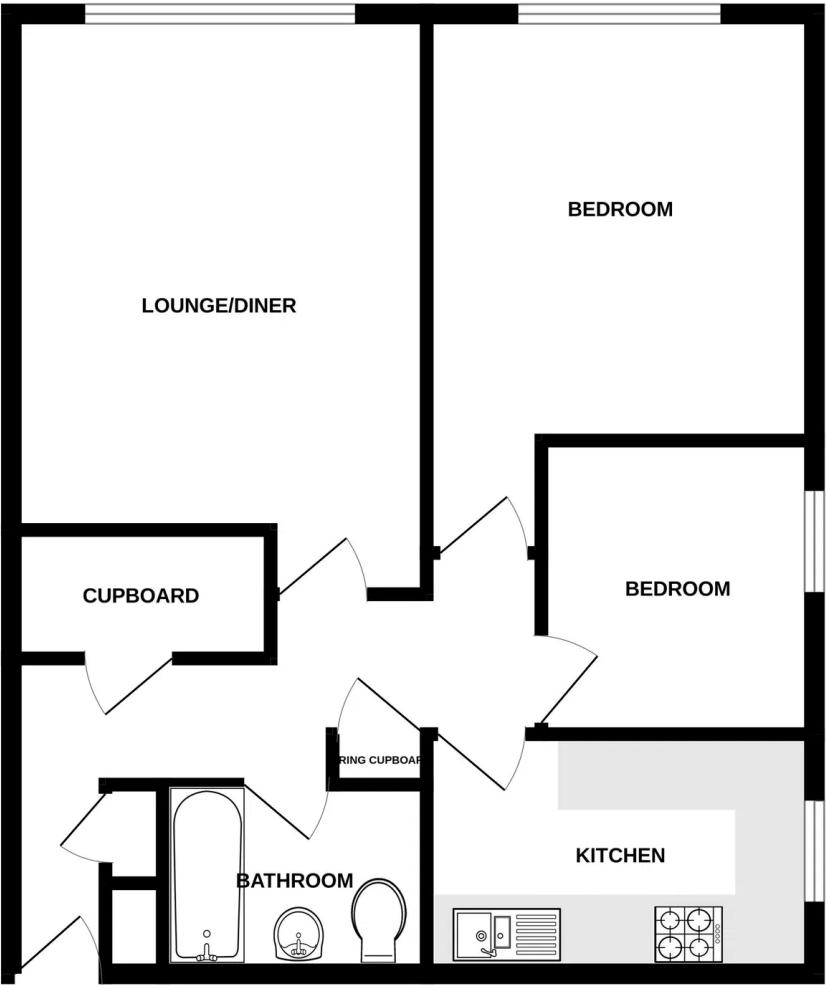
BATHROOM/WC: 2.11m x 1.68m (6'11" x 5'6") Bath with shower unit over; shower curtain and rail; pedestal wash hand basin; WC with push button flush; attractive extensively tiled walls; chrome heated towel rail; ceiling extractor fan.

OUTSIDE: There are communal grounds that surround the property with communal drying area and a GARAGE located in a block close by.

TENURE: We understand the property is held on 125 year lease from 1989. The yearly service charge is approximately £350.00 per annum. Ground Rent is £10 per annum.

FLOOR PLAN:

SECOND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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