



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(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	
www.epc4u.com			

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3 Sylvan Court, Exeter Road, Exmouth, EX8 3NN

GUIDE PRICE
£120,000
TENURE Leasehold



A Well Presented First Floor Flat Enjoying Pleasant Coastal Views Towards Haldon Hills

A Good Size Lounge* Modern Kitchen * Double Bedroom * Bathroom/Wc * Gas Central Heating * Double Glazed Windows * Allocated Parking Space To The Rear Of The Development Away From The Main Road * Bus Stop Directly Outside the Development * Local Amenities – Shop/Post Office Only A Minutes Walk Away * Tidy Communal Areas* Ideal First Time/Retirement Opportunity * No Onward Chain * Offers Invited

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THE ACCOMMODATION COMPRISES: Communal entrance with staircase rising to first floor, front door giving access to:

ENTRANCE HALL: Replacement internal doors to all rooms.

LOUNGE/DINING ROOM: 4.62m x 3.35m (15'2" x 11'0") Double glazed window to front and side aspects gaining excellent views towards the coastline, electric living flame fire, radiator.

KITCHEN: 2.72m x 1.45m (8'11" x 4'9") Fitted range of patterned worktops with cupboards and drawer units, plumbing for automatic washing machine beneath, wall mounted cupboards, tiled surrounds, gas cooker point, single drainer sink unit, wall mounted gas boiler for hot water and central heating, upright larder style cupboard, double glazed window to rear aspect.

BEDROOM: 3.68m x 2.21m (12'1" x 7'3") plus doorway recess. Double glazed window to rear and side aspects, radiator.

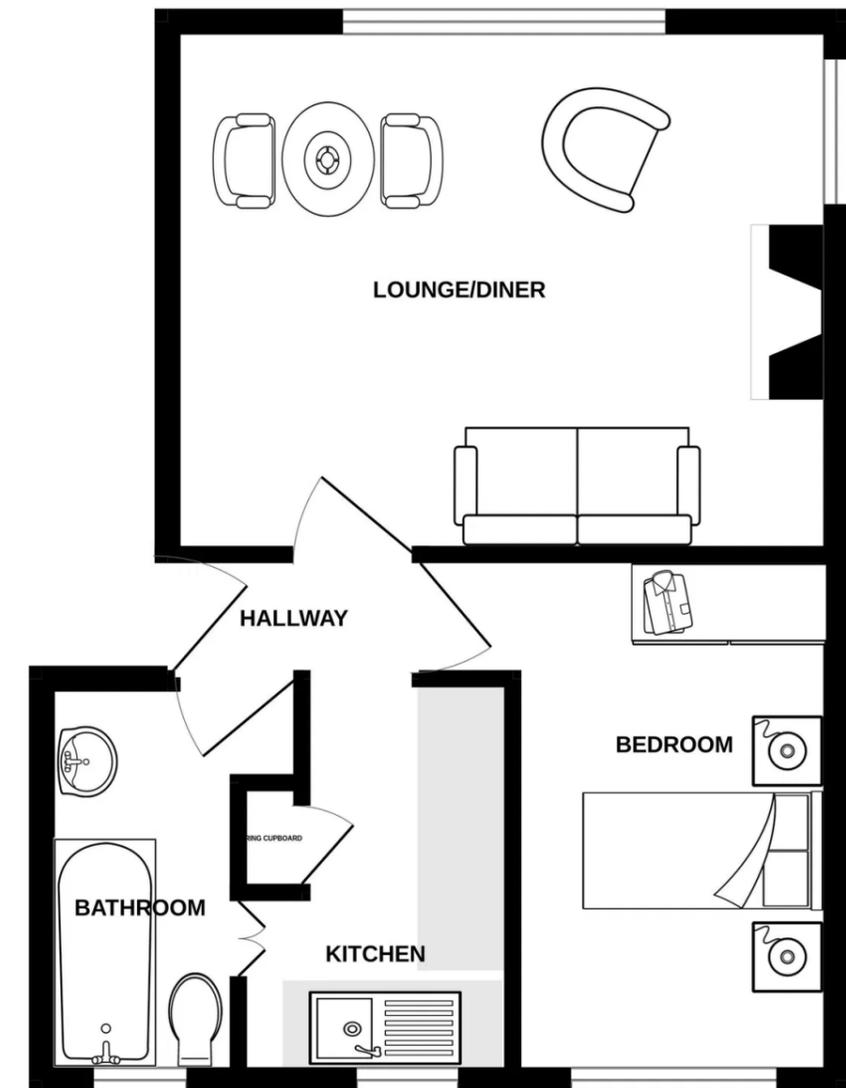
BATHROOM/WC: 2.44m x 1.78m (8'0" x 5'10") Bath with Mira shower over, shower curtain rail, vanity wash hand basin, WC with push button flush, chrome heated towel rail, double glazed window with patterned glass.

OUTSIDE: The property enjoys an allocated parking space.

TENURE: We understand that the property is held on a 99 year lease with approximately 79 years remaining. 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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