



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 6 Dolforgan Court, 2 Louisa Terrace, Exmouth, EX8 2AQ

GUIDE PRICE

£239,950

TENURE Share of Freehold



A One Bedroom Second Floor Apartment Forming Part Of An Imposing Building Enjoying Wonderful Uninterrupted And Far-Reaching Sea, Estuary And Coastline Views

Recently Modernised And Refurbished Accommodation • Modern Gas Central Heating System • Rewired Including New Consumer Unit • Stylish Modern Kitchen/Breakfast Room •

Good Size Lounge/Dining Room • Large Double Bedrooms • Communal Gardens •

Residents Parking Area • Ideal Holiday Retreat Or Permanent Home • NO ONWARD CHAIN •

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THE ACCOMMODATION COMPRISES: Solid wood communal front door giving access to:

ENTRANCE VESTIBULE: with letterboxed and inner door giving access to impressive and elegant communal hallway with newly laid carpets and stairs rising to:

SECOND FLOOR. Solid wood door with window inset giving access to:

RECEPTION HALL: Coved ceiling; electric consumer unit (installed 2021); fitted storage cupboard; telephone point.

LOUNGE/DINING ROOM: 17' 6" x 10' 8" (5.33m x 3.25m) A spacious room with double glazed window to front aspect taking advantage of the wonderful uninterrupted, far-reaching sea, estuary and coastline views; feature fire surround housing living flame effect electric fire; television point; radiator; picture rail; coved ceiling.

KITCHEN/BREAKFAST ROOM: 11' 9" x 9' 8" (3.58m x 2.95m) A stylish, bright and modern kitchen fitted with a range of patterned work top surfaces with attractive tiled surrounds; range of base cupboards, drawer units, space and plumbing for washing machine beneath; matching wall mounted cupboards; inset single drainer sink unit with chrome mixer tap; inset four ring gas hob with stainless steel chimney style extractor hood over with light; built-in oven with cupboard below and recess for microwave over; space for upright fridge/freezer; wall mounted gas boiler serving domestic hot water and central heating (installed 2021); double glazed window to rear aspect enjoying a pleasant open outlook (also giving access to rear fire escape).

BEDROOM: 17' 7" x 10' 3" (5.36m x 3.12m) A good size bedroom with uPVC double glazed window to front aspect gaining wonderful uninterrupted, far-reaching sea, estuary and coastline views; two built-in wardrobes in wall recesses; radiator; coved ceiling.

SHOWER ROOM/WC: 12' 0" x 5' 10" (3.66m x 1.78m) A spacious modern suite comprising of an over-sized ease of access shower cubicle with feature tiled walls, shower screen and curtain; pedestal wash hand basin with matching tiled splashback; WC with push button flush; chrome heated towel rail; floor to ceiling linen cupboard; coved ceiling.

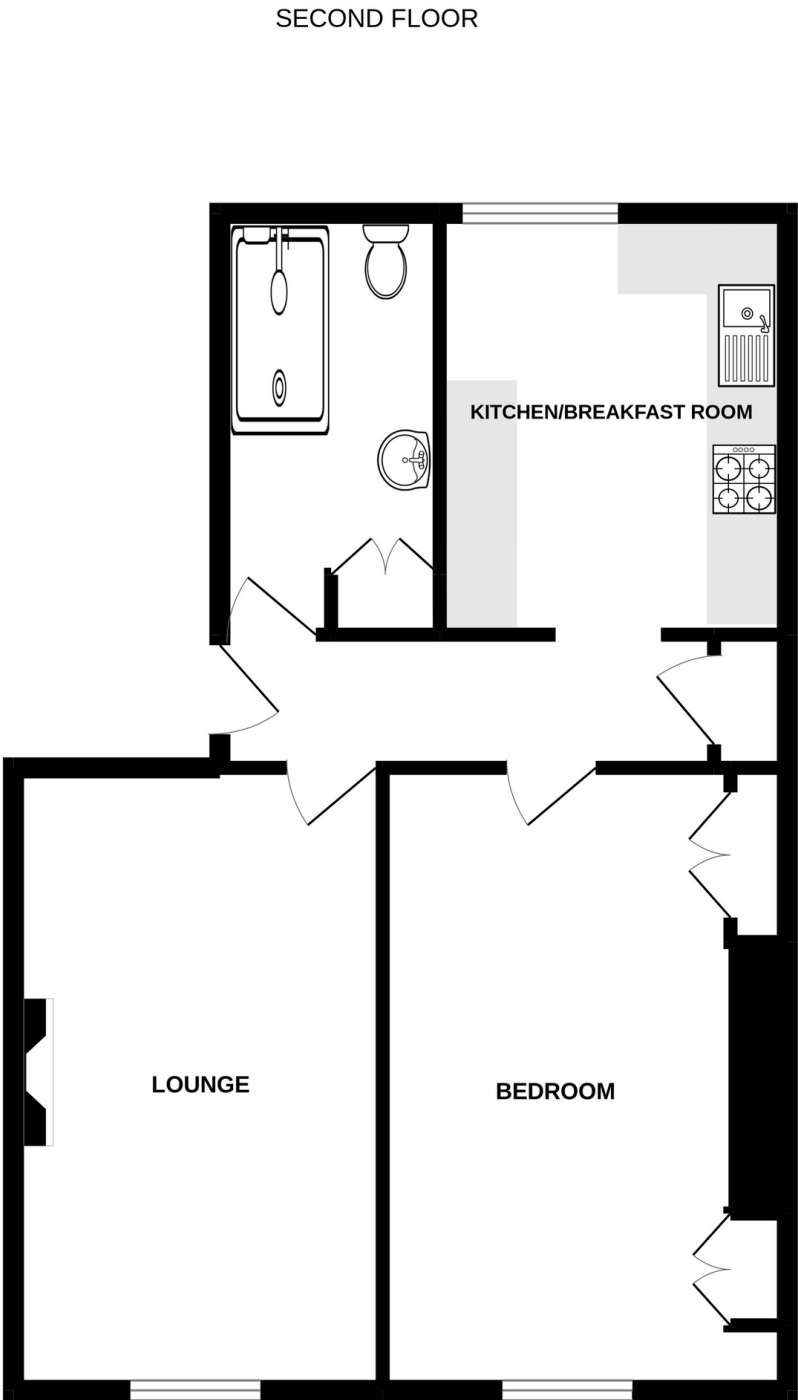
OFFICE/STORE ROOM: 12' 8" x 5' 8" (3.86m x 1.73m) A versatile room accessed off the communal staircase with windows to side and rear aspects; built-in wardrobe; power and light connected.

OUTSIDE: The property benefits from **TWO COMMUNAL GARDENS**, one to the rear of the development which is beautifully maintained with communal drying area and communal bike store. To the front of the property there is a **CLIFF TOP GARDEN** accessed from Louisa Terrace immediately opposite Dolforgan Court which enjoys the wonderful uninterrupted, far-reaching sea, estuary and coastline views.

TENURE AND OUTGOINGS: We understand the property benefits from an equal share of the freehold and is held on a 999 year lease. The service charge is approximately £150 per month.

AGENTS NOTES: No holiday lets, No Air B&B & No pets are permitted.

FLOOR PLAN:



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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