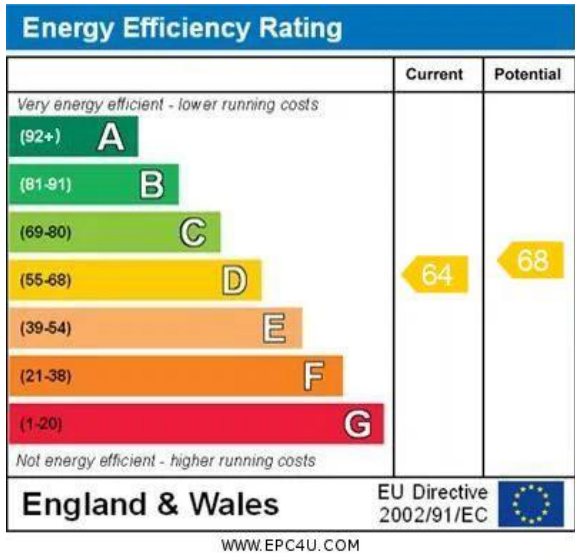




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys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

45 Byron Way, Exmouth, EX8 5SE

GUIDE PRICE
£154,950
TENURE Leasehold



Self Contained Purpose Built First Floor Flat Situated In A Popular Location Offered For Sale With No Ongoing Chain And Its Own Front Door.

Private Entrance * Good Size Lounge/Dining Room * Kitchen * Double Bedroom With Built In Wardrobe * Bathroom/WC * Allocated Parking Space * Long Lease * Super First Time Purchase

45 Byron Way, Exmouth, EX8 5SE

THE ACCOMMODATION COMPRISES:

STORM PORCH: With tiled flooring; access to storage cupboard; private front door leading to:

ENTRANCE HALLWAY: Electric consumer unit; stairs rising to first floor.

LOUNGE: 5.49m x 4.5m (18'0" x 14'9") narrowing to 8'8 maximum overall measurement including stairwell recess. Two double glazed windows to front aspect; further double glazed window to side elevation; night storage heater.

INNER HALLWAY: Coats cupboard; airing cupboard housing water cylinder.

KITCHEN: 3.05m x 1.42m (10'0" x 4'8") Double glazed window to rear aspect; fitted with a range of wood effect work tops with tiled surrounds with cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath work tops; inset single drainer sink unit; built in electric hob; built in oven and filter extractor hood over; wall mounted cupboards.

BEDROOM: 3.05m x 2.62m (10'0" x 8'7") Double glazed window to rear aspect; electric wall heater; built in wardrobe.

BATHROOM/WC: Bath with shower unit over; Mira shower unit; shower curtain and rail; pedestal wash hand basin; WC; tiling to splash prone areas; wall mount Dimplex heater.

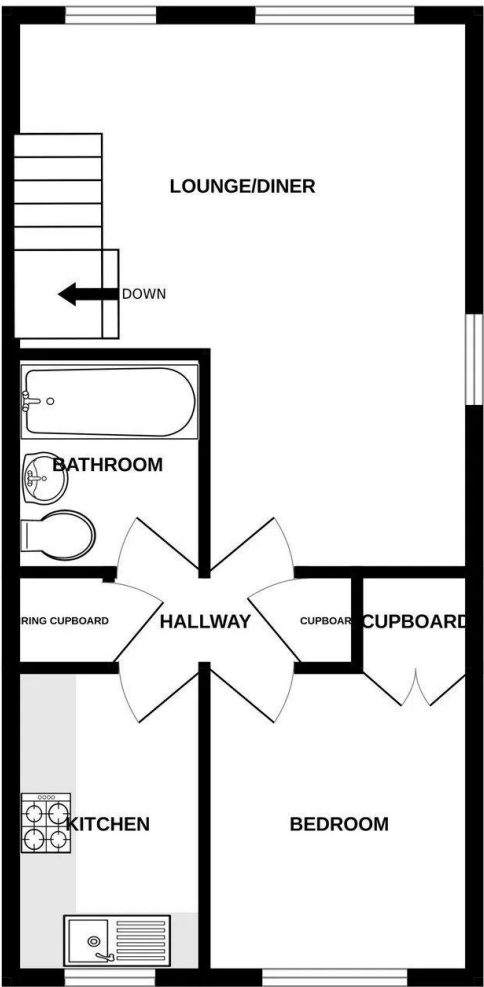
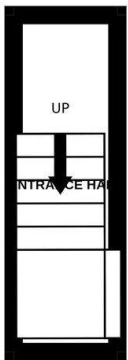
OUTSIDE: To the front of the property is a parking space for one car.

TENURE: The property is Leasehold. We understand the property is held on a 999 year lease from 1995. The vendor insures the property. Any external maintenance is split on a 50/50 basis with the ground floor flat.

FLOOR PLAN:

ENTRANCE FLOOR

1ST 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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