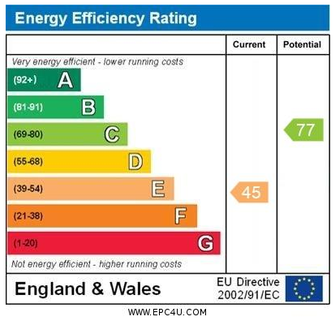

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Pilot Cottage, 122 St. Andrews Road, Exmouth, EX8 1AT

GUIDE PRICE
£250,000
TENURE Leasehold

An Extremely Spacious Three Bedroom Ground Floor Apartment Enjoying An Enviable Location Just Off The Seafront And Within Level Walking Distance Of The Town Centre And Train Station

Own Private Entrance * Well Equipped Kitchen/Dining Room * Spacious Lounge * Three Bedrooms * Modern Shower Room/WC * Parking For 3 – 4 Cars * Good Permanent, Holiday Home Retreat Or Air B And B
No Onward Chain

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Pilot Cottage, 122 St. Andrews Road, Exmouth, EX8 1AT

THE ACCOMMODATION COMPRISES: Own private opaque stained glass double glazed front door giving access to:

HALLWAY: Dado rail in half-height, tongue and groove panelled walls, fitted coat rack, wall mounted cupboards housing gas and electric meters:

KITCHEN/DINING ROOM: 3.89m x 3.38m (12' 9" x 11' 1") Fitted range of patterned working surfaces with tiled surrounds, display lighting over the double bowl single drainer sink unit area, range of cupboards, drawer units, plumbing for automatic washing machine and space for dishwasher beneath worktops, inset four ring electric hob with extractor hood over, built-in oven and grill and microwave, integrated fridge and freezer, wall mounted cupboards with concealed lighting beneath, double glazed windows to front and side aspects, upright fitted broom style cupboard, electric heater.

SITTING ROOM: 4.84m x 4.47m (15'10" x 14'8") A most spacious room with large double glazed window, fitted tiled display surface with cupboards and drawer units beneath with TV points, two electric wall heaters, airing cupboards housing hot water cylinder, door to:

INNER HALLWAY: With electric wall heater, with access to the three bedrooms and shower room.

BEDROOM 1: 3.30m x 3.17m (10'10" x 10'5") Electric heater and double glazed window.

BEDROOM 2: 3.17m x 1.96m (10'5" x 6'5") Electric panel heater and double glazed window.

BEDROOM 3: 2.57m x 1.96m (8'5" x 6'5") Double glazed window and electric panel heater.

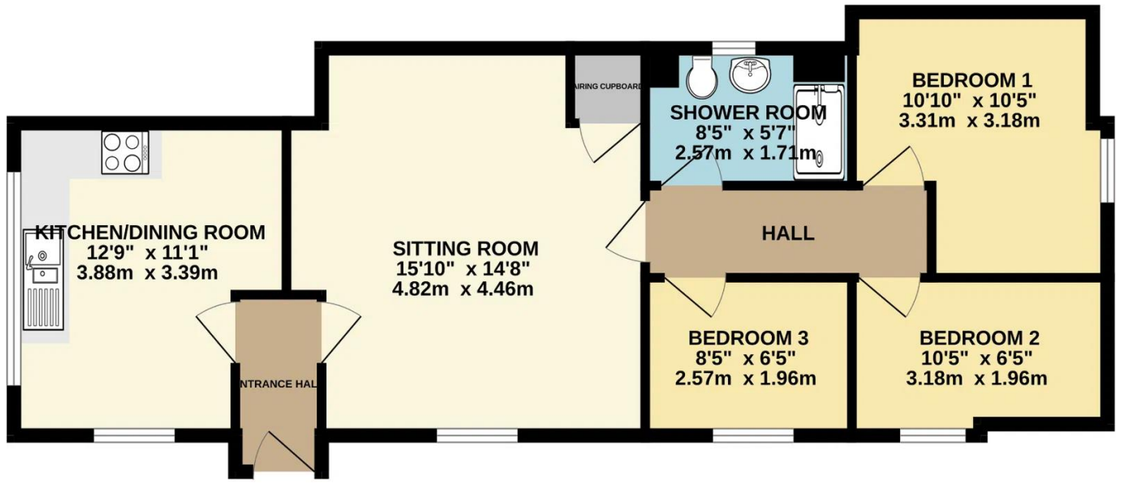
SHOWER ROOM/WC: 2.57m x 1.70m (8'5" x 5'7") Fitted with an oversize shower cubicle with sliding shower splash screen doors, Mira shower unit and tiled cubicle, wash hand basin set in display surface with cupboards and shelving, WC with push button flush and concealed cistern beneath, fitted mirror with integrated light over sink area, Dimplex electric wall heater, chrome heated towel rail, double glazed window with patterned glass.

OUTSIDE: Pedestrian gate and pathway gives access to the property with raised flower beds and parking for approximately three to four cars and vehicular access via wide service lane to the rear of the property.

TENURE: Leasehold: The property is held on 125 year leasehold from 1988. Service Charge: 50/50 shared maintenance on an as and when basis. Peppercorn Ground Rent.

FLOOR PLAN:

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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