



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

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Flat 2 Farley House, 11a Portland Avenue, Exmouth, EX8 2BS

GUIDE PRICE
£229,950
 TENURE Freehold



A Ground Floor Purpose Built Flat With Garage And Allocated Parking Space Ideally Located Only A Short Distance From Exmouth Sea Front, Town Centre, Bus Services And Health Centre.

Double Glazed Windows * Good Sized Lounge/Dining Room * Kitchen/Breakfast Room * Two Double Bedrooms * Bath/Shower Room/WC * Communal Lawned Front Garden * Purpose Built Development of Just Four Apartments

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE & HALLWAY: Private front door to:

RECEPTION HALL: Fitted cupboard housing electric consumer unit and meter; adjoining linen cupboard and cupboard housing water cylinder.

LOUNGE/DINING ROOM: 4.88m x 3.66m (16'0" x 12'0") Upvc double glazed window to front aspect; television point; Dimplex heater.

KITCHEN/BREAKFAST ROOM: 3.61m x 3.1m (11'10" x 10'2") A modern fitted kitchen fitted with a range of patterned work tops with tiled surrounds with cupboards, drawer units and integrated dishwasher and plumbing for automatic washing machine beneath work tops; inset one and a half bowl single drainer sink unit; four ring electric hob with chimney style extractor hood over with light; built in oven with cupboards above and below; space for upright fridge freezer; Upvc double glazed window.

BEDROOM ONE: 3.96m x 3.63m (13'0" x 11'11")excluding doorway recess. A good size double bedroom with Upvc double glazed window and Dimplex heater.

BEDROOM TWO: 3.66m x 3.02m (12'0" x 9'11") Electric heater; Upvc double glazed window.

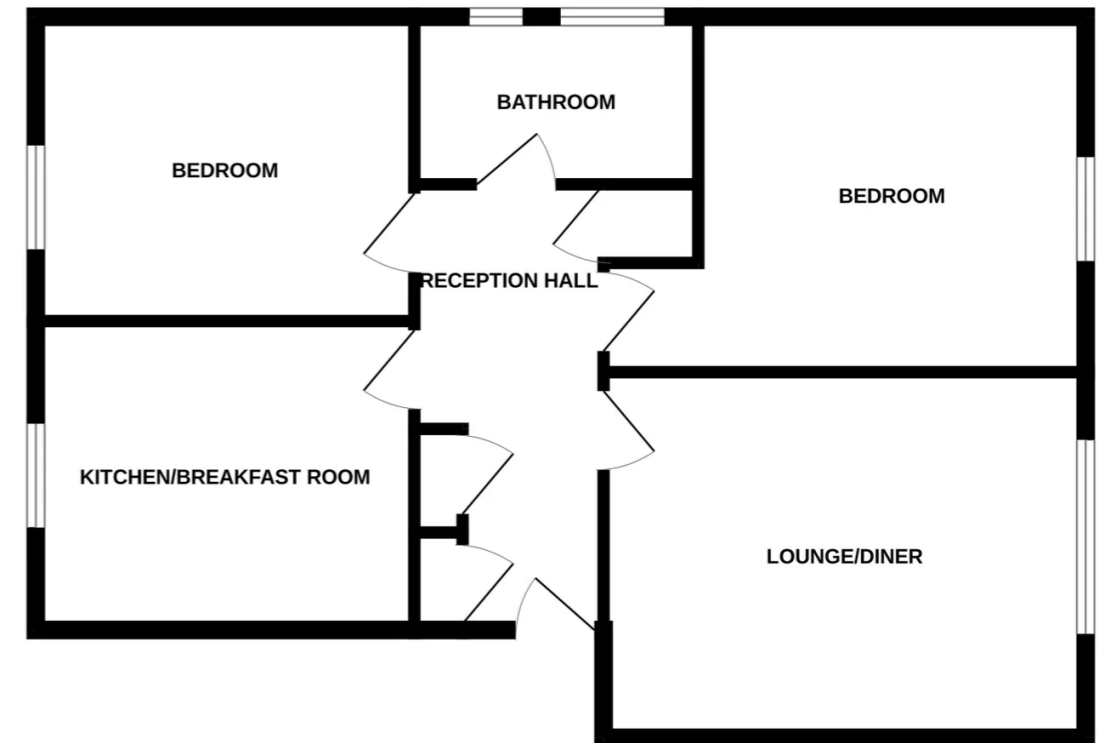
BATHROOM/WC: 2.72m x 1.68m (8'11" x 5'6") A modern suite comprising bath with shower attachment; shower cubicle with curved shower splash screen and Mira shower unit and tiled cubicle; vanity style wash hand basin; WC with push button flush; two Upvc double glazed windows with patterned glass.

OUTSIDE: There are communal lawned gardens to the front of the development. To the rear, the property benefits from an allocated parking space and a SINGLE GARAGE with up and over door.

TENURE: The property benefits from owning a quarter share of the Freehold and is also held on a long lease with approximately 997 years remaining. The Service Charge is approximately £1200.00 per annum including the buildings insurance.

FLOOR PLAN:

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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