



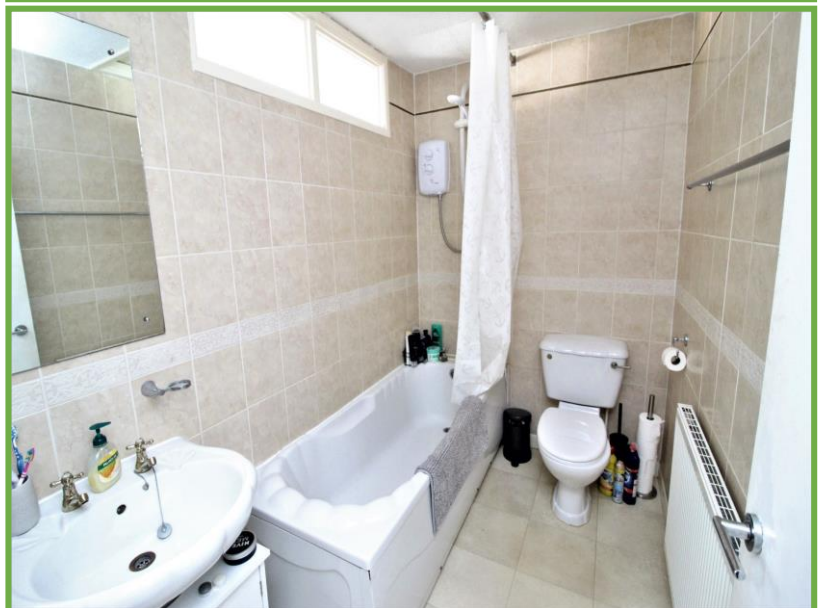
Exeter Road, Exmouth, EX8 1PZ

£130,000, Leasehold

Exeter Road, Exmouth, EX8 1PZ

Overview

- Spacious Maisonette
- Two Double Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Living Room with High Ceilings
- Spacious Landing Area
- Close to Town & Local Amenities
- Gas Central Heating
- Energy Rating D
- Council Tax Band A



Description

Central location to Exmouth Town. Third & Top Floor Duplex Apartment For Sale. Living Room, Kitchen, Spacious Landing Area, Two Double Bedrooms & Bathroom. Ideal Buy To Let Investment or First Home. Well presented throughout, close to all local amenities.

ACCOMMODATION

Communal entrance and staircase leading to the upper floors. Front door with spy hole gives access to...

RECEPTION HALL

With stairs rising to upper floor; laminate flooring; radiator; cupboard housing electric consumer unit with display surface over; doors to:

LIVING ROOM

uPVC double glazed window to rear elevation enjoying an open outlook, television and satellite points, feature tiled chimney recess, useful understair recess with storage cupboard, further fitted storage cupboard, laminate flooring, radiator.

KITCHEN

Fitted with a range of patterned working surfaces with inset circular stainless steel single drainer sink with swan neck mixer tap over; inset four ring gas hob with built-in oven below and filter extractor hood over; range of cupboards, drawer units, appliance space and plumbing for washing machine beneath working surface; matching wall units at eye-level with concealed lighting under; tiled surrounds; recently fitted wall mounted gas combination boiler serving domestic hot water and central heating; UPVC double glazed window overlooking the rear elevation.

LANDING

A spacious landing with radiator, half landing with storage cupboard.

BEDROOM ONE

uPVC double glazed window to rear aspect enjoying a pleasant open outlook, radiator, television point.

BEDROOM TWO

uPVC double glazed window to rear aspect enjoying a pleasant open outlook, radiator, television point.

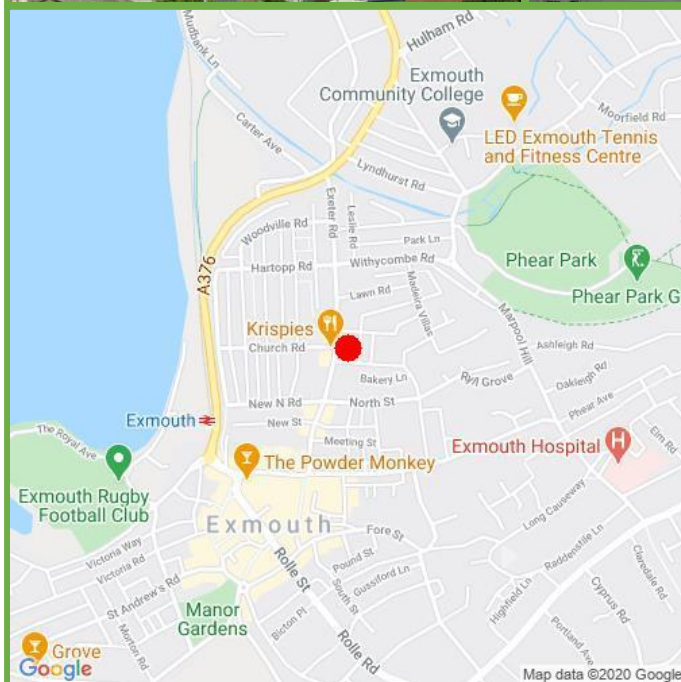
BATHROOM

Fitted with a modern suite comprising of a bath with shower unit over, shower curtain and rail; pedestal wash hand basin with fitted mirror and light / shaver socket over, low level WC, radiator, attractive fully tiled walls, recess ceiling spotlighting, access to roof space.

OUTSIDE: There are no gardens to maintain.

TENURE

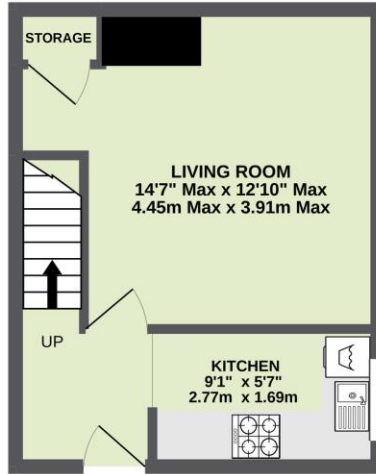
Tenure: Leasehold
 Length of Lease Remaining: Approx. 95 years
 Ground Rent: £250.00 per annum
 Service / Maintenance Charges: Approx. £1,300 per annum
 Building Insurance: Inc. in Service Charge



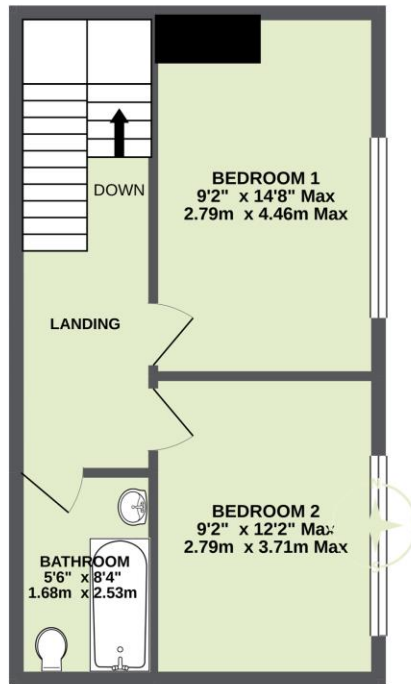
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND 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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