

4 Merrist Court, Douglas Avenue, Exmouth, Devon,
EX8 2EY

PRICE £239,950

TENURE Leasehold/
Share of Freehold



**A Beautifully Presented Ground Floor Two Bedroom Apartment Ideally
Located Only A Short Distance From Exmouth Sea Front**

- Own Private Entrance • Good Size Lounge/Dining Room •
- Stylish Modern Kitchen With Integrated Appliances •
- Recently Re-Fitted Quality Shower Room/WC • Two Bedrooms • Communal Gardens •
- Bright & Airy Accommodation • Ideal Permanent Home Or Holiday Retreat •

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES:

OPEN ENTRANCE PORCH: Own private uPVC front door with double glazed patterned window inset giving access to the:

RECEPTION HALL: With radiator; feature wood flooring; recess ceiling spotlighting; doors giving access to all rooms.

LOUNGE/DINING ROOM: 17' 0" x 12' 7" (5.18m x 3.84m) into wall recess. An elegant room with feature cast iron fireplace with wood mantle over; two radiators; feature wood flooring; television point; additional wall lighting; uPVC double glazed window overlooking the rear aspect; uPVC double glazed double doors opening onto the rear communal gardens. Arched wall opening leads through to the:

KITCHEN: 7' 4" x 7' 0" (2.24m x 2.13m) A stylish quality kitchen comprising of a range of patterned work tops surfaces with attractive tile surrounds; inset single drainer one and a half bowl sink unit with chrome mixer tap over; range of base cupboards, drawer units, space and plumbing for washing machine beneath work tops; inset four ring Bosch induction hob with stainless steel splashback, built-in Bosch oven below and stainless steel chimney style extractor hood over with light; matching range of wall units at eye-level with concealed lighting under and one housing the gas boiler serving domestic hot water and central heating; integrated fridge and freezer; recess ceiling spotlighting; uPVC double glazed sash style window overlooking the front aspect.

BEDROOM ONE: 13' 7" x 8' 9" (4.14m x 2.67m) maximum overall measurement including doorway recess. uPVC double glazed sash style window to front aspect; radiator; feature wood flooring.

BEDROOM TWO: 11' 3" x 5' 10" (3.43m x 1.78m) Two sets of uPVC double glazed windows with frosted glass overlooking the rear aspect; radiator; feature wood flooring.

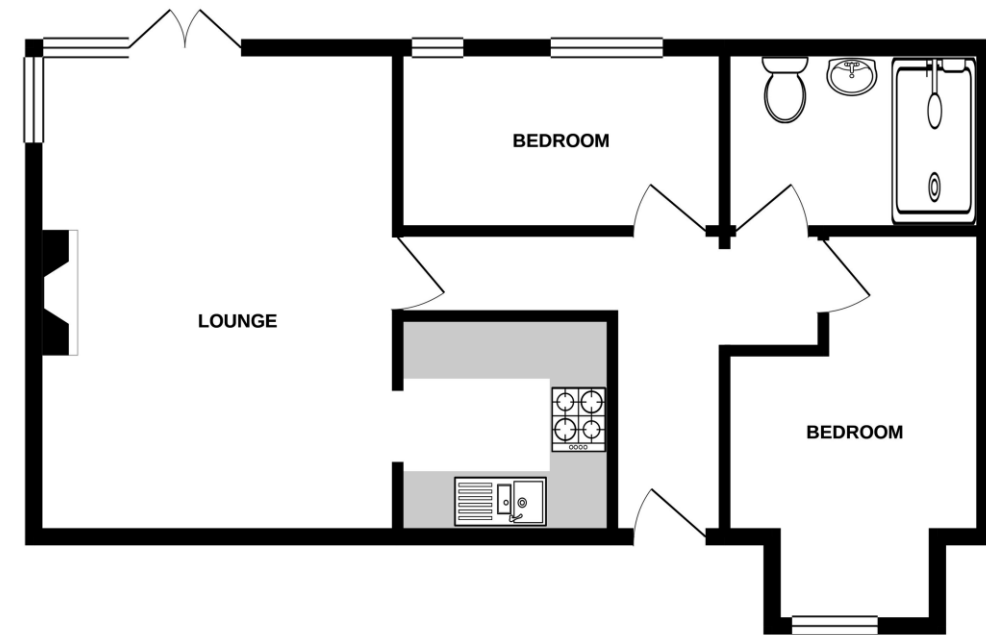
SHOWER ROOM/WC: A stunning room recently re-fitted to a high specification comprising of a large Persian red travertine fully tiled shower enclosure with chrome shower unit with both fixed and detached hose heads; pedestal wash hand basin with fitted mirror with integrated light over; WC with push button flush; beautiful tiling to splash prone areas; chrome heated towel rail; ceiling extractor fan; recess ceiling spotlighting.

OUTSIDE: The property is approached via a block paved courtyard area which extends to the side of the building and provides access to the communal garden area. The property also benefits from its own storage shed.

TENURE AND OUTGOINGS: We understand that the property is held on a 125 year lease with 108 years remaining, it also benefits from a share of the freehold. The service charges are approximately £50pcm which include the buildings insurance.

FLOOR PLAN:

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
While 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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