



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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Apartment 11 St. Hilarian, 23 Portland Avenue, Exmouth, EX8 2BS

GUIDE PRICE

£315,000

TENURE Leasehold



**A Quality Two Bedroom Top Floor Apartment Forming Part Of A Highly Desirable Development With Excellent Coastal Views, Beautifully Tended Communal Gardens And Ideally Located Within Easy Reach Of Both The Seafront And Town Centre**

Lift And Stairs To All Floors \* Spacious Lounge With Juliette Style Balcony  
Well Equipped Kitchen/Dining Room \* Two Bedrooms \* Stylish Shower Room/Wc \* Gas Central Heating \* Double Glazed Windows \* Allocated Parking Space \* Viewing Recommended

## Apartment 11 St Hilarian, 23 Portland Avenue, Exmouth, EX8 2BS

St. Hilarian was constructed in 2001 and comprises of sixteen apartments. The development enjoys an enviable location only a short distance from the seafront and within walking distance of the town centre. There is a bus service to Exeter which is approximately two minutes walk away in Salterton Road. The apartment also benefits from its own allocated parking space and there are attractive communal gardens.

**THE ACCOMMODATION COMPRISES:** Communal entrance with door entry intercom system leading to communal areas. The apartment is found on the top floor and is accessed via either a staircase or lift. Private front door to:

**ENTRANCE PORCH:** With consumer unit, coat rack, inner door to:

**RECEPTION HALL:** Radiator, large storage cupboard, door entry phone, feature ceiling archway giving access to:

**MAIN RECEPTION HALL:** With radiator and doors giving access to all rooms.

**LOUNGE/DINING ROOM:** 22'8 x 11'2 An attractive and spacious room with double glazed patio doors opening onto Juliette style balcony gaining excellent views toward the sea and coastline beyond. TV point, telephone point, wall lighting.

**KITCHEN/DINING ROOM:** 17'6 x 11'10 A well equipped spacious kitchen with fitted range of patterned worktops with cupboards and drawer units, integrated washer dryer and dishwasher, fridge and freezer all beneath the patterned worktops, range of wall mounted cupboards incorporating display cabinets, built-in oven and grill, wall mounted Worcester gas boiler for hot water and central heating, ceiling spotlighting, double glazed window to rear aspect, radiator.

**BEDROOM 1:** 21'10 x 13'5 narrowing to 9'6 A stunning main bedroom suite with feature sloping ceiling with double glazed velux window, further double glazed window gaining views to the sea and coastline beyond, TV point, telephone point, built-in bespoke floor to ceiling wardrobes, radiator.

**BEDROOM 2:** 9'9 x 9'3 Double glazed window to rear aspect, TV point, telephone point, radiator, feature part sloping ceiling.

**SHOWER ROOM/WC:** 8'9 x 7'6 Stylish suite fitted with spacious shower cubicle with splashback walls, vanity wash hand basin with tiled splashback, fitted mirror over with display lighting, WC with concealed cistern, built-in medicine cabinet over, chrome heated towel rail, ceiling extractor fan.

**OUTSIDE:** The development is set behind a private entrance and enjoys beautifully tended and generous sized communal gardens which are mainly laid to lawn with colourful flower and shrub beds. The apartment benefits from an allocated parking space.

**TENURE & OUTGOINGS:** The apartment is held on a 999 year lease. Service Charge: £772.97 payable every six months.

**AGENTS NOTE:** No pets are permitted and no Sub-Letting, which includes holiday lets.

**Mortgage Assistance:** We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of *The Openwork Partnership*, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### FLOOR PLAN:



Total floor area 95.9 sq.m. (1,032 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.