

Flat A, 5 Albion Terrace, Exmouth, Devon, EX8 1JT

PRICE £209,950

TENURE Leasehold



## A Spacious Ground Floor Flat Enjoying A Central Yet Tucked Away Location With Its Own Private Garden

Good Size Lounge/Dining Room • Kitchen • Two Bedrooms • En-Suite Bathroom/WC • Cloakroom/WC • Gas Central Heating • Double Glazed Windows •

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The apartment enjoys a tucked away location and is approached either from the front via Windsor Square via a pedestrian pathway or from the rear from Henrietta Place. Double glazed door with picture window side screen giving access to:

**LOUNGE/DINING ROOM:** 17' 0" x 12' 6" (5.18m x 3.81m) A most spacious room with two windows; feature wooden fire surround; radiator; television point; wall lighting; door to:

**INNER HALLWAY:** Window to side aspect; radiator; telephone point; coat/storage cupboard; access to:

**WALK-IN STORE ROOM:** 10' 0" x 3' 2" (3.05m x 0.97m) With plumbing for washing machine; newly installed electric consumer unit; wall mounted gas boiler serving domestic hot water and central heating.

**KITCHEN:** 8' 4" x 7' 10" (2.54m x 2.39m) Fitted with a range of wood effect work top surfaces with tiled surrounds and extending to provide a small breakfast bar area; base cupboards, drawer units, space for dishwasher and wine rack beneath; inset one and a half bowl single drainer sink unit with swan neck mixer tap over; electric cooker point with extractor hood over; wall mounted cupboards; radiator; double glazed window; uPVC double glazed door giving access to private garden.

**BEDROOM ONE:** 13' 8" x 11' 10" (4.17m x 3.61m) A spacious main bedroom with double glazed window overlooking the private rear garden; radiator; fitted wardrobes in wall recesses; wall lighting; door to:

**EN-SUITE BATHROOM/WC:** 12' 0" x 4' 3" (3.66m x 1.3m) Comprising bath with shower unit over, splashback walls and shower splash screen; pedestal wash hand basin; WC; radiator; double glazed window with patterned glass.

From the kitchen a door gives access to:

**INNER LOBBY AREA:** Giving access to bedroom two and the cloakroom/WC.

**BEDROOM TWO:** 8' 7" x 8' 5" (2.62m x 2.57m) Double glazed window overlooking the private rear garden; radiator.

**CLOAKROOM/WC:** Fitted with a WC; wash hand basin; double glazed window with patterned glass.

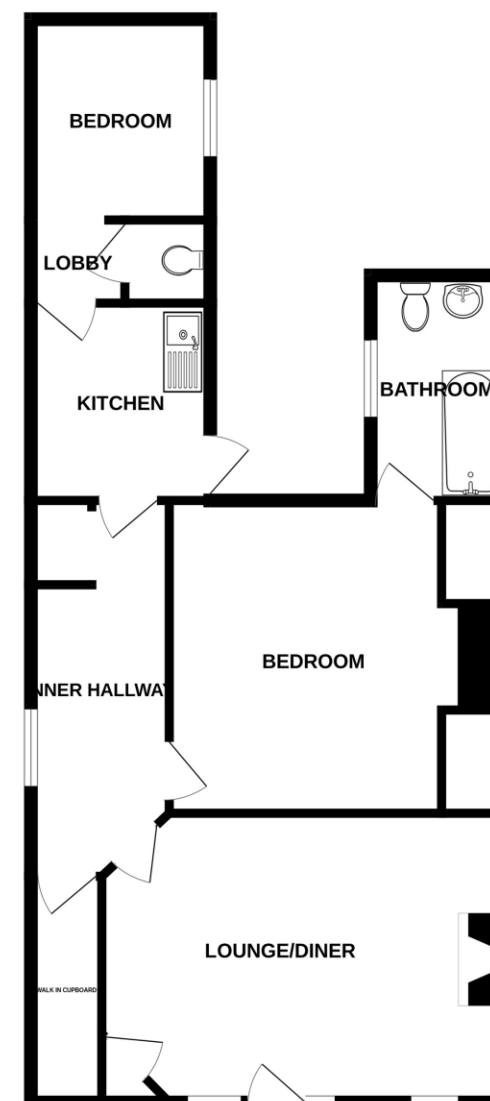
**OUTSIDE:** The property enjoys its own private garden which is attractively planned and presented comprising of a decorative stone area with raised flower beds and decked sun terrace providing an ideal space for al-fresco dining/entertaining. Outside cold water tap and outside lighting. Pedestrian gate giving rear access.

**TENURE AND OUTGOINGS:** We understand the maintenance is on a one third share. Lease details to be confirmed.

**MORTGAGE ASSISTANCE:** We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.

## FLOOR PLAN:

GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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