

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(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	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

10 Fennygates, 9 Foxholes Hill, Exmouth, EX8 2DL

PRICE £279,000
TENURE Freehold



A Beautifully Presented And Well Appointed First Floor Apartment Gaining Excellent Views To The Estuary Along With Lovely Countryside Views

- Highly Regarded Modern Development In Sought After Location •
- Well Appointed And Stylish Accommodation • Reception Hall •
- Spacious Open Plan Kitchen / Dining / Sitting Room With Range Of Built-In Appliances •
- Two Double Bedrooms (Master With Stylish En-Suite Shower Room / WC) •
- Main Well Appointed Bathroom Suite • Allocated Secure Parking Space • Gas Central Heating •
- Double Glazed Windows • Viewing Recommended •



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10 Fennygates, 9 Foxholes Hill, Exmouth, EX8 2DL

10 Fennygates is a well appointed purpose built apartment located in a highly favoured area of Exmouth. The apartment enjoys excellent estuary views together with beautiful countryside views. A superb feature of the accommodation is the impressive 25' open plan sitting room / dining room / kitchen which also has access to the covered sun balcony, there are also two generously sized bedrooms, the master with en suite shower room / WC, a quality well appointed bathroom suite, underfloor heating, and double glazed windows. Those looking for a stylish and modern apartment in a an enviable location with good views should view at their earliest convenience.

THE ACCOMMODATION COMPRISES:

Access via staircase and lift to communal first floor landing. Solid timber front door with spy hole gives access to:

RECEPTION HALL: With oak effect laminate flooring; doors giving access to all principal rooms; airing cupboard housing the hot water cylinder; additional storage cupboard fitted with a BT ariel point and houses the electric consumer unit; utility cupboard with plumbing for automatic washing machine.

OPEN PLAN KITCHEN / SITTING / DINING ROOM: 25' 3" x 12' 1" (7.7m x 3.68m) A beautiful open plan room with window to the rear elevation enjoying superb views over the surrounding countryside and towards the estuary; further window to side elevation also providing views to an Easterly direction.

KITCHEN AREA: Finished with an excellent range of wall units, base cupboards and drawers together with integrated appliances and granite working surface incorporating a one and a half bowl stainless steel sink unit and draining board with chrome mixer tap over; integrated fridge and freezer; Neff halogen hob with a capel downdraft extractor system; Neff fan assisted oven and grill; separate Neff microwave; space for dishwasher; wall mounted gas fired boiler serving domestic hot water and central heating housed in matching unit; corner cabinet fitted with a folding and extending rack together with a pull-out larder cabinet. A breakfast bar divides the Kitchen from the Dining Area which gives access to the covered balcony with balustrade.

BEDROOM ONE: 11' 7" x 9' 10" (3.53m x 3m) A good size master bedroom with glazed doors leading to sun balcony and further door to:

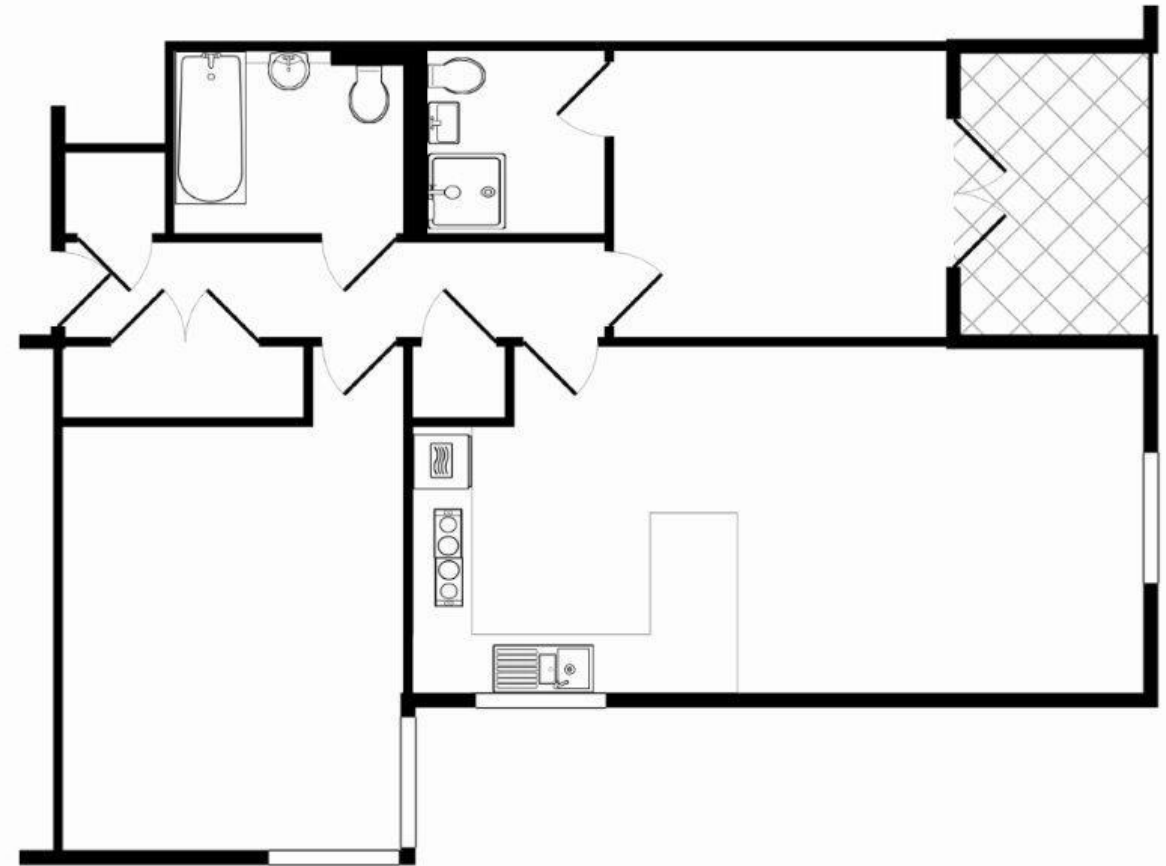
EN SUITE SHOWER ROOM / WC: Stylishly appointed comprising of a twin shower with fitted glass shower screen; WC; wall mounted wash hand basin; chrome heated towel rail; mirror; sensor light; extractor fan; fully walls and floor.

BEDROOM TWO: 11' 8" x 11' 8" (3.56m x 3.56m) A spacious dual aspect room with double glazed window with patterned glass to side elevation and further window to the rear which enjoys a pleasant open outlook.

BATHROOM / WC: Stylishly appointed comprising of a bath with chrome mixer tap and shower attachment; WC; wall mounted wash hand basin; fitted mirror with movement sensor light; chrome heated towel rail; attractively tiled walls; tiled flooring; extractor fan.

OUTSIDE: Directly to the front of the development is a gated communal driveway which gives access to the parking area for which apartment 10 has parking for one space. There is also storage space available within the basement area.

TENURE AND OUTGOINGS: The property is held on a 999 year lease with 996 years remaining. Maintenance charge is approximately £1,200.00 per annum and the ground rent is approximately £250 per annum.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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