

Elwyn Green, 4 Elwyn Road, Exmouth, Devon, EX8 2EL.

A beautifully presented ground floor, two double bedroom apartment. Boasting a fully fitted modern kitchen, a bathroom, an ensuite to the main bedroom and a private garden.



Rent £1,450 per calendar month

Deposit £1,673

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: November 2024

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit: £ 334

Payable upon application approval and offset against the first month's rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		EU Directive 2002/91/EC 

OVERVIEW

- Open Plan Kitchen / Living Room
- Two Double Bedrooms
- Ensuite
- Bathroom
- Parking for Four Vehicles
- Private gardens
- Council Tax- D
- EPC- B

DESCRIPTION

A beautifully presented ground floor, two double bedroom apartment. Boasting a fully fitted modern kitchen, a bathroom, an ensuite to the main bedroom and a private garden.

SITUATION

Exmouth is a bustling little town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, theatre, sports amenities and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, airport, connection to the M5 motorway and all major shops and facilities.

PROPERTY Comprising of a well- lit entrance leading into the open plan living space with three double glazed windows and views of the private garden. Seamlessly connecting to the fully equipped kitchen, including an integrated fridge/freezer, washing machine, dishwasher, oven and induction hob with extractor fan over. Quality white cupboard and draw units with a marbled countertop. Double drainer stainless steel sink unit with mixer tap.

The hallway leading to the main bedroom with two double glazed windows with a radiator underneath. Door leading to ensuite comprising of a fully tiled walk-in shower with dual shower head, double glazed frosted window, low level WC, white ceramic basin with mixer tap and vanity underneath. Heated towel rail.



The second double bedroom consists of a double-glazed window with radiator underneath. Next door is the bathroom comprising of floor to ceiling tiles, double glazed frosted window, low level WC, white ceramic basin with mixer tap and vanity underneath. Heated towel rail and bathtub with glass shower screen.

Private garden to the front of the property with access to the communal lawn to the rear. Allocated parking for four vehicles.

KITCHEN / LIVING ROOM 24'10" x 15'1" (7.57m x 4.6m)



BEDROOM 1 15'4" x 11'3" (4.67m x 3.43m)

ENSUITE



BEDROOM 2 12'8" x 9'3" (3.86m x 2.82m)

BATHROOM



SERVICES Information provided by the landlord-

BROADBAND-Potential to connect to Openreach, Jurassic Fibre, EE and Airband in the area.

SERVICES- Gas, water and electric mains.

PARKING- Four parking spaces.

COUNCIL TAX- D



DIRECTIONS

On entering Exmouth along the A376 continue until reaching a roundabout by the bus station and turn left. At the first junction turn right following the road round to the left into Rolle Street. Continue to the top of Rolle Street and at the roundabout turn left, into Salterton Road. Follow this road and Elwyn Road will be found on the right-hand side with Elwyn Green just up on the right-hand side.

PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.