

Pound Street, Exmouth, Devon

Guide Price: £160,000

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FIRST AID





Sixpence Cottage, Pound Street, Exmouth

Tucked away just moments from Exmouth town centre, Sixpence Cottage is a charming one-bedroom home that offers far more than first meets the eye. Full of character and thoughtfully presented throughout, this unique property is perfectly suited to first-time buyers, those seeking a lock-up-and-leave coastal retreat, or investors looking for a ready-made holiday let or rental investment.

The accommodation is bright, welcoming and ready to move straight into. The cosy sitting room provides a comfortable space to relax, while the well-designed kitchen offers plenty of storage and workspace, making it both practical and sociable. Upstairs, the generous double bedroom enjoys a light and airy feel, complemented by a stylish modern bathroom.

A particular highlight of the property is the private south-facing outdoor terrace. Enjoying sunshine throughout much of the day, it provides a surprisingly secluded space that's ideal for a morning coffee, evening drink, or simply unwinding after a day by the sea.

The location is equally appealing. Positioned just a five-minute walk from Exmouth town centre and approximately ten minutes on foot from the beach and seafront, the property offers easy access to an excellent range of shops, restaurants, cafés and local amenities. The marina, railway station and waterfront are all within convenient reach, making this an ideal base for both full-time living and weekend escapes.

Further benefits include residents' parking available directly outside the property, with additional public parking nearby. Combining convenience, character and low-maintenance living in equal measure, Sixpence Cottage presents an excellent opportunity for buyers seeking something a little different in a highly desirable coastal location.

Whether you're searching for an investment opportunity, a holiday retreat, or a home with individuality and charm, this delightful cottage is sure to impress.

Viewing highly recommended.



Ground Floor **First Floor**

Total floor area 39.6 m² (426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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