

EPC: D

Exeter Road, Exmouth,

Asking Price: £150,000

fulfords
ESTABLISHED 1863















NO CHAIN - BRAND NEW LEASE!!

Welcoming to the market this self-contained first floor apartment, ideally situated in the heart of the town centre and offering two bedrooms, a private courtyard garden, and character features throughout. While the property would benefit from a degree of modernisation and cosmetic improvement, it presents an excellent opportunity for buyers looking to put their own stamp on a home and add value over time.

Upon entering the property, you are greeted by an entrance hall with stairs rising to a spacious first-floor landing. To the front of the building is the bright and airy open-plan kitchen/living space, featuring integrated appliances and large bay-fronted windows that flood the room with natural light. A charming fireplace mantelpiece provides an attractive focal point and adds character to the living area.

The first double bedroom overlooks the rear of the property and benefits from a wash hand basin with appropriate plumbing in place, offering additional convenience and versatility.

Further along the hallway is a separate WC with wash hand basin and window. The second bedroom, which could also serve as a home office or study, is a good-sized room with a window providing natural light.

Leading through from this room is the shower room, fitted with a walk-in shower and wash hand basin, and window.

Completing the accommodation is a small private courtyard garden, providing useful outdoor space, rear access, and a garden store.

Conveniently located within the town centre, this unique apartment offers fantastic potential and would make an ideal first-time purchase, investment opportunity, or lock-up-and-leave home for a buyer keen to undertake some updating and create a property tailored to their own tastes and requirements.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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: **TBC**

Tenure: **Leasehold**

Service Charge: **£300**

Years Left on Lease: **999**

Ground Rent: **£100**

Viewing by appointment

T: 01395 273757
E: exmouth@fulfords.co.uk
26 Rolle Street, Exmouth, Devon, EX8 1NJ

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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