



Guide Price £325,000
27a Salterton Road, Exmouth, Devon EX8 2ED





*** A spacious ground floor apartment surrounded by a private space with its own entrance in a convenient location just over half a mile from the town centre and seafront.**

*** Spacious living room**

*** Modern kitchen/dining room with a built-in oven and hob**

*** Two generous size bedrooms**

*** Well appointed bathroom/WC with a separate shower**

*** Gas central heating and UPVC double glazing**

*** Private front garden area and garage with hardstanding immediately in front for a car.**

*** Shared Freehold with a long extended lease.**

*** No onward chain**

*** COUNCIL TAX BAND = D**

*** EPC = C**

Worth viewing because...

This spacious ground-floor apartment is situated just over half a mile from the town centre and seafront. The property is surrounded by private space with its own entrance, attractive front garden solely for the use of this apartment and a garage to the rear with hard-standing space immediately in front for a car.

In more detail....

This exceptionally spacious purpose-built Ground floor apartment is believed to have been built in the 1960's enjoying a private entrance approached from both the front and the rear of the building. The accommodation is arranged on the ground floor and has been modernised throughout. The front door is to the side of the building and provides access to a modern kitchen/dining room with a built-in electric fan-assisted oven and gas hob. Leading off the kitchen is an open-plan hallway and spacious living room with French doors out to the front garden. From the hallway, access is enjoyed to two good-sized bedrooms and a well-appointed bathroom/w.c. having a separate shower.

There are four properties within the building incorporating two ground floor apartments and two larger first and second floor maisonettes. This ground floor apartment also has its own private space with an attractive front garden just for its own use and to the rear is a garage. Immediately in front of this, there is additional hardstanding for a car.

To avoid disappointment, an early viewing is thoroughly recommended.

The Coastal Town of Exmouth...

The property is approximately just over half a mile of Exmouth seafront and the town centre alike, with all local amenities close-by. For keen walkers there is access to many miles of coastal path, starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lymington and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Bear in mind...

This unusual and individual property provides extremely spacious and versatile accommodation on the ground floor with a garage having hard standing in front for a car. This apartment is being sold with no onward chain and is held on a long extended lease as well as owning a share of the freehold. Other features include UPVC double glazing and gas central heating. Supplied by an energy efficient Ideal Logic C30 condensing combination boiler installed in 2023.

Directional Note...

Leave Exmouth town centre along Rolle Street/Rolle Road passing Holy Trinity Church on the right hand side. At the roundabout take the first exit onto Salterton Road and this property will be found a short way upon the left hand side before you get to the traffic lights.

Tenure & Outgoings

The apartment is being sold with a share of the freehold and is held on an extended 144 year lease dated from 24/08/64. Current service charge of £50 per month.



Room sizes

Living room: 5.17 x 3.92

Kitchen/dining room: 4.26 x 3.84

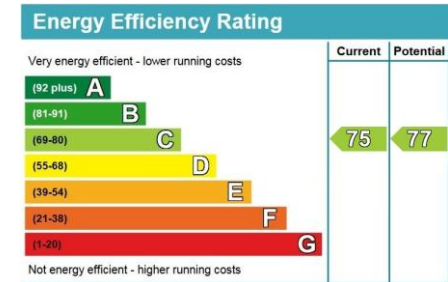
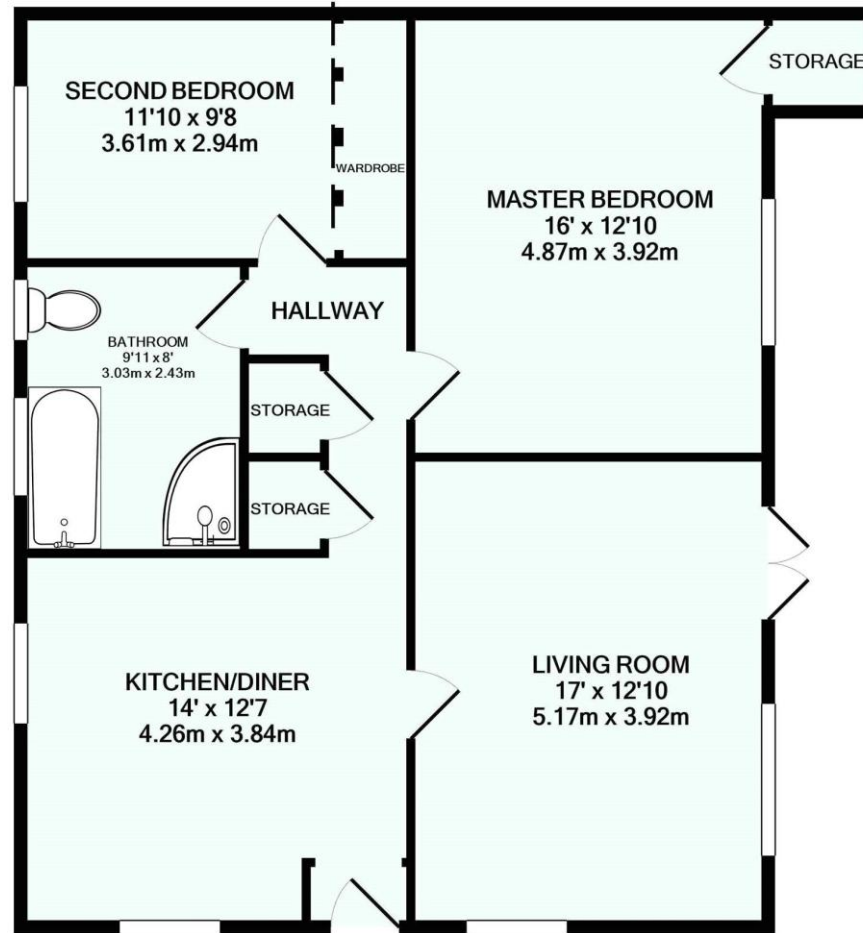
Master bedroom: 4.87 x 3.92

Second bedroom: 3.61 x 2.94

Bathroom/WC: 3.03 x 2.43

Garage: 5.94 x 2.55

Services: All mains services connected.



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

