



£176,500
10 Willoughby Close, Exmouth, Devon, EX8 5PE



Well presented ground floor apartment in a cul-de-sac location, benefitting from it's own private garden and parking, within walking distance of local amenities and schools.

- Private Entrance
- Entrance Porch
- Sitting / Dining Room
- Kitchen
- Double Bedroom
- Bathroom / WC
- Double Glazing & Gas Central Heating
- Low maintenance rear garden
- Allocated parking

LOCATION: The property is located at the end of a cul-de-sac in the popular Brixington area of Exmouth. Within 5 minutes walk of the property is a Convenience Store, Pharmacy, Doctors Surgery and Take-away. Further shops in the nearby Brixington Parade are within a 10 minute walk. Local primary schools and Exmouth Community College are also within walking distance.

SITUATION: Ideally situated at the mouth of the River Exe, Exmouth is surrounded by the beautiful Devon Countryside, yet is only twelve 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. The town of Exmouth boasts over three miles of golden sands and a huge estuary and east Devon coastline, including facilities of Woodbury Park golf and country club. A range of other amenities including boating, sailing, water-skiing, walking, a modern sports centre, swimming pool and marina are all available. The town also has a range of shops, a variety of restaurants and a Marks & Spencer food hall.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

Opaque double glazed entrance door to the...

ENTRANCE LOBBY Opaque double glazed window to the side. Small storage cupboard. Opaque door leading through to...

SITTING / DINING ROOM 11' 10" (3.61m) x 11' 8" (3.56m): Opaque double glazed window to front. Coved ceiling. Radiator. Feature fireplace with electric fire. Glazed door leading through to...

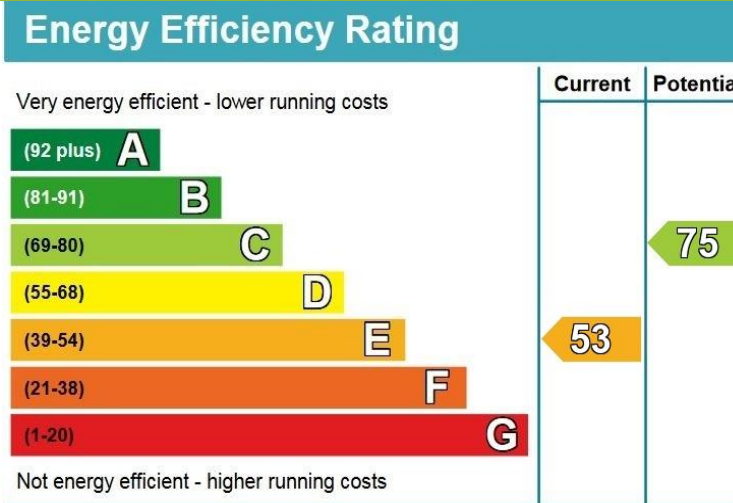
KITCHEN BREAKFAST ROOM 18' 2" (5.54m) x 5' 8" (1.73m): Double glazed window and door to the rear. Wood effect worktop surface with tiled splashback. Inset stainless steel sink with drainer and mixer tap. Space for cooker, washing machine, fridge and freezer. Recess for bar stools. Fitted cupboards and drawers under the worktop. Matching wall mounted cupboards with underlighting. Wall mounted gas fired combi boiler. Radiator.

From the sitting room there is a **HALLWAY** with a double glazed window to the side, built-in understairs cupboard, radiator and door leading off to...

BEDROOM 12' (3.66m) x 9' 5" (2.87m): Double glazed window to the rear. Radiator. Fitted double wardrobe. Fitted airing cupboard with radiator. Coved ceiling.

BATHROOM 6' 2" (1.88m) x 4' 10" (1.47m): Panelled bath in full tiled surround with mixer shower tap. Wash hand basin with cupboards under. Enclosed flush low level WC. Walls in full tiled surround. Chrome runged radiator. Window over entrance door. Extractor fan. Fitted vanity mirror.

OUTSIDE: The property enjoys gardens to the front and side along with a private rear garden. The front and side gardens are laid to lawn with a small decorative stone garden adjoining the flat. There is an outside communal bin store which also houses the electric meter. A wooden gate and pathway give access through to rear garden. The REAR GARDEN is planned with ease of maintenance in mind and enjoys a sunny aspect, comprising of a patio sun terrace area and astro-turf beyond that with colourful flower and shrub beds. Timber garden shed. There is an **ALLOCATD PARKING SPACE** close by.



TENURE: Leasehold - We understand that the property is held on a 999 year lease from 1977 with a peppercorn ground rent.

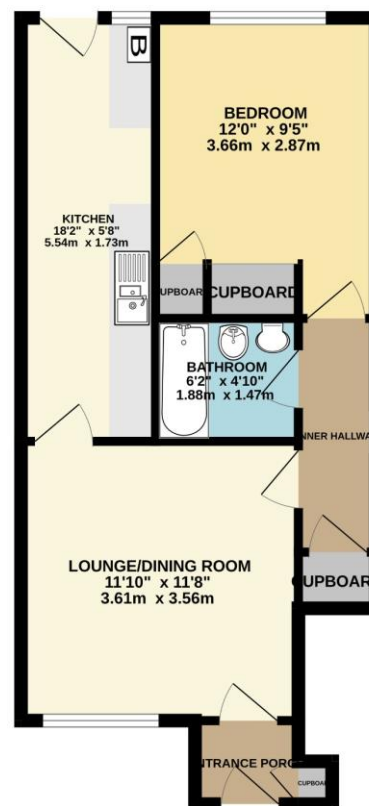
SERVICES: All mains services are connected.

DIRECTIONS: On entering Exmouth proceed towards the town centre and after the Shell Garage on your right take the next turnintg left in Hulham Road, continue on this road proceeding straight over the roundabout and take the next turning right into Marley Road. Continue into Jubilee Drive and take the first right turning into Vansittart Drive and then first left into Willoughby Close where the property will be found at the end of the cul-de-sac on the left hand side.

WHAT3WORDS: ///zooms.unit.post

COUNCIL TAX BAND: A - £1548.45

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA - 468 sq.ft. (43.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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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.

