



Guide Price £310,000  
7 Alston Terrace, Exmouth, Devon, EX8 1BH



**A beautifully presented individual purpose built first & second floor maisonette in a great location only a short walk from the sea front and town centre.**

- A perfect permanent, investment or lock up and leave holiday home
- Being sold with chattels, deed of variation and direct Facebook account as Beachcomber Apartment
- Private entrance, garage available nearby to rent
- Open plan living/dining/modern kitchen
- Two bedrooms- Master bedroom with seafront views
- Well appointed Shower room/WC
- Gas central heating & UPVC double glazing
- Private garden balcony
- No onward Chain

**Worth viewing because...**

This is an excellent opportunity to buy a ready to go permanent or investment property to rent out complete with chattels, deed of variation and direct Facebook account marketed as Beachcomber Apartment. Sought after location close to the seafront and town centre.

**In more detail...**

Beachcomber Holiday Apartment is a beautifully created “quirky” first floor, balconied 2-bedroom residence, designed to accommodate up to four, plus a toddler and a small breed dog. The Apartment is well planned offering all you need for your “self-catering holiday time” relaxing, on the many beaches, or if required, an energetic holiday with such an array of water sports and bike hire centres, located close by, with so many hospitality venues on your doorstep, and first-class attractions, you will definitely enjoy the relaxed holiday feel of Exmouth, hang up your car keys for your stay and travel around Devon by the many train links, (just a 5-8 minute flat walk from BHA, to Exmouth train station) and bus routes. The property is located just 50 steps from Exmouth beach, and the Exe Trail cycle route and Mamhead slipway, just right for launching your boat, tender SUP/Kayak or canoe .....

BHA has been designed to accommodate up to five, this includes a cot for under 3 years of age. The Master bedroom, benefits from Exmouth beach sea views, and can be transformed from a Super King to two single 3’ beds, plenty of wardrobe storage, dressing table set in the bay window, with views of the sea and slipway, hairdryer and full-length mirror, this room is tastefully decorated complimented by the yellow/turquoise modern canvas paintings.

The second “cabin room” has the “quirky” raised king size bed, accessed via a traditional wood 5 tread ships style ladder, with a roomy “cupboard/den” located underneath the bed, old fashioned ships lighting, this nautical themed room, is very appealing for boat enthusiast and youngsters, love the hideaways!

The lounge/dining room and open plan kitchen is fully equipped, microwave, toaster, kettle, wine rack, four ring hob, oven, with a good size window overlooking the balcony, with plenty of natural light, the L-shaped sofa bed offers easy viewing for the wall mounted TV, a lovely nautical bay window with seating, enjoying views of the sea, the full shower room and toilet, is located on this level.

The main feature of this Apartment is the balcony, with artificial grass, nautical sail cloth railings windbreak, ornate wine rack, featured slalom ski bar shelf, above the outdoor bar dining table with stool seating, and soft lighting. The restful sun loungers are ideal for relaxing and just snoozing in the sun, the balcony is just right for your "al fresco" takeaways, meals or just chatting over the day's events!

The exterior staircase, with artificial grass, is an area for SUP/Kayak/Canoe vertical parking, the artificial grass base is to reduce board damage while stored upright, situated to the right of the SUP park is a large lockable equipment store, housing the beach trolley, beach games, picnic thermal bag, picnic blanket, crabbing nets, buckets, spades, rugby ball, rounders set plus wetsuit hanging hooks!

### **The coastal town of Exmouth...**

Beachcomber holiday apartment can boast of the following hospitality venues and attractions sited along Exmouth's 2 miles of sandy beach, and within walking distance - The Grove Pub, Rockfish, The Beach Pub, River Exe Café ferry, seashells ice cream and Gifts, Mariners Dockside Café, Land & Sea Bar & Grill, Stuart Line Cruises, Exewake, Sail Exmouth, Shandie 3 Charter Fishing, Starcross Ferry, Explorer Water Taxis, Exmouth

Marina, Exe Sailing Club, Reflexions Beauty, 365 Physio, Cameron Jones Financial Management, Fish on the Quay, Exmouth SUP & Paddle Club, Exmouth Powerboat & Ski Club, Exmouth Rowing Club, Exe Kite Club, Orcombe Point SUP Club, The Bath House, The Beach Shop, Octagon restaurant, Exmouth Pavilion, Ocean-ten pin bowling, Seafront Adventure Park, Hangtime Café, Edge Water Sports, Exmouth ice-creams, Harbour Café, Budgeon's Mini Supermarket, Exmouth RNLI, Exmouth RNLI Shop, Exmouth Beach Rescue, Bumble & Sea, EX8 1AR Deli St Andrews Road and Bar Buoy Cocktails.

### **Bear in mind...**

Set over two floors, this end apartment currently benefits from the rental of a garage, for guest's personal water sports and bike equipment storage, plus parking for one vehicle. This garage is located just next door to the apartment. The apartment is also in a residents parking area with permits available to purchase from the council. We understand from our clients that the owner of the garage would be happy to continue with this rental agreement. The garage is in the Templeton Court block, right next door. No 11 garage is in the corner. The current rent is £125.00 per month although this may increase in the future. We understand from our clients that for the time being the owner of the garage is agreeable to renting it to the new owner although this cannot be guaranteed in the future. Also, with this apartment you are entitled to apply for the EDDC holiday let car park entitling parking in any Exmouth long stay car park. Cost £108.00 for 6 months and is transferable.



### Directional note...

From the town centre walk up High Street and at the roundabout follow the road around to the right onto Chapel Hill. After passing the traffic lights and the Town Hall follow the road around to the left which then becomes St Andrews Road. Continue straight over at the crossroads and this property can be found on the left-hand side towards the seafront end of the road.

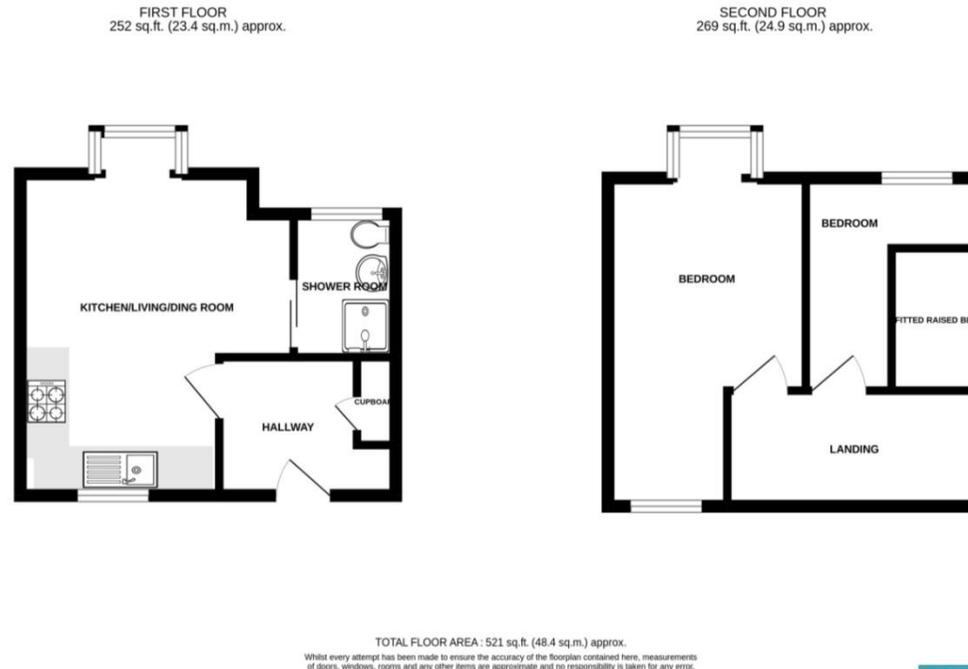
### Room sizes...

OPEN PLAN KITCHEN/LIVING/DINING AREA: 14' 10" x 12' 3" (4.52m x 3.73m) narrowing to 9' 2" (2.79m).  
 BEDROOM ONE: 17' 0" x 9' 1" (5.18m x 2.77m) maximum overall measurement into wall recesses.  
 BEDROOM TWO: 10' 5" x 7' 11" (3.18m x 2.41m).

**Services** – All mains' services are connected.

**Tenure & outgoing** - The lease is 999 years from 29.9.2010 with 974 years remaining. There is a Deed of Variation to allow holiday letting. All owners are registered with Companies House as Directors of Templeton Exmouth Ltd, with an equal share of the Freehold, the maisonette currently pays £45.00 per month towards the communal maintenance, to cover window cleaning, and property insurance, if holiday letting a top up payment is required of around £68.00 per annum (two out of the four Apartments have been holiday lets), The excess money from the monthly maintenance goes into a contingency account for the updating of the cedar treatment panelling, which will be restored in the future.

### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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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 particular, 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.

