



£183,000
Flat 1a, 85 Fore Street, Exmouth, Devon, EX8 1HY



Well-presented two-bedroom ground floor apartment in the heart of the town centre.

- Modern kitchen/dining room
- Sitting room
- Two spacious double bedrooms
- Jack and Jill bathroom with modern white suite
- Gas Central Heating & Double Glazing
- Bright and airy throughout with neutral décor
- Fantastic central location, close to shops, the beach and transport links
- Ideal for first-time buyers, investors, or as a town base

DESCRIPTION: Ideally situated in the heart of the town centre, this well-presented two-bedroom ground floor apartment offers light and spacious accommodation throughout, perfect for modern living.

The apartment features a modern kitchen/dining room, a bright sitting room, and two generous double bedrooms. A sleek, modern Jack and Jill bathroom in white completes the accommodation.

With its central location this property would make an ideal main residence, investment, or lock-up-and-leave town base.

LOCATION: The property is situated within Exmouth town centre and is a 10 minute walk to the beach. Exmouth Beach itself has over three miles of glorious golden sands. Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

GROUND FLOOR

HALLWAY. Double glazed window to side. Tiled floor. Opening through to kitchen breakfast room and door to bedroom 2.

The breakfast area has a double glazed opaque window, tiled floor, radiator and downlighters. The kitchen area has worktop surfaces in tiled splashback with inset ceramic hob and black sink with drainer and mixer tap. Cupboards and drawers under with integrated oven. Space for fridge freezer and washing machine. Matching wall mounted cupboards. Large double glazed window. Tiled floor. Opening through to...

Two glass brick borrowed light windows from Bedroom 2. Radiator. Picture rail. Door back to bedroom 1.

Double glazed window. Radiator. Fitted double wardrobe. Display shelving. Door to...

Modern white suite comprising P-shaped bath in full tiled surround with glass screen and built-in shower and mixer bath tap. Pedestal wash hand basin with mixer tap. Low level WC. Continuing walls in half height tiled surround. Vanity mirror. Downlighters. Opaque double glazed window. Tiled floor. Chrome runged radiator. Door leading back to bedroom 2.

Door going back to hallway. Double glazed window. Two double glazed sky lights. Radiator.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

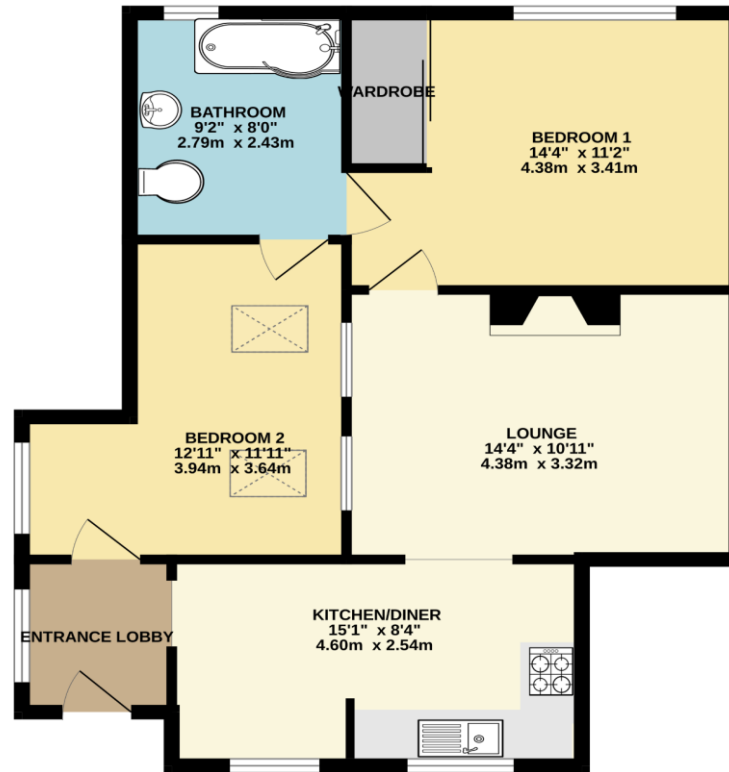
DIRECTIONS: Proceed out of the town centre along Rolle Street, turning left into Church Street, which then becomes Fore Street. The apartment can be found on the left hand side.

WHAT3WORDS: ///remedy.idea.mouth

TENURE: Leasehold - 993 years from 1973

GROUND RENT: N/A

SERVICE CHARGE: Peppercorn. Quarter share of Buildings Insurance.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

Whilst 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 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.