



Guide Price £285,000
45 Rolle Street, Exmouth, Devon, EX8 2RS



Fantastic Investment Opportunity: 3 Self-Contained Apartments in Exmouth Town Centre

- **Prime Location:** Situated in a prominent position in the heart of Exmouth town centre, ideal for rental income.
- **Three Self-Contained Apartments:** Located across the upper two floors with separate access.
- **Flat 1 (First Floor):** Bed/sitting room, kitchen, bathroom/WC.
- **Flat 2 (First Floor):** Kitchen, living room, bedroom, bathroom/WC.
- **Flat 3 (Second Floor):** Kitchen, living room, two bedrooms, bathroom/WC.

Access to a large attic space with potential for residential conversion (subject to necessary consents).

- **Freehold with Vacant Possession:** No tenants currently in place, offering flexibility for investors.

- **EPC Ratings:** Residential Flats – Flat 1: D, Flat 2: C, Flat 3: C.

- **Investment Potential:** Ideal for rental purposes or future development with attic conversion

LOCATION: The apartments are situated within Exmouth town centre and are just 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.

The accommodation comprises (all measurements are approximate):

Ground floor

Accessed from the rear: Stairs to upper floors.

First floor

Flat 1: Bed/sitting room, kitchen, bathroom/WC.

Flat 2: Kitchen, living room, bedroom, bathroom/WC.

Second floor

Flat 3: Kitchen, living room, two bedrooms, bathroom/WC. Access to large attic space which offers further potential in terms of residential conversion, subject to all the necessary consents being obtainable.

All apartments have gas central heating & double glazing.

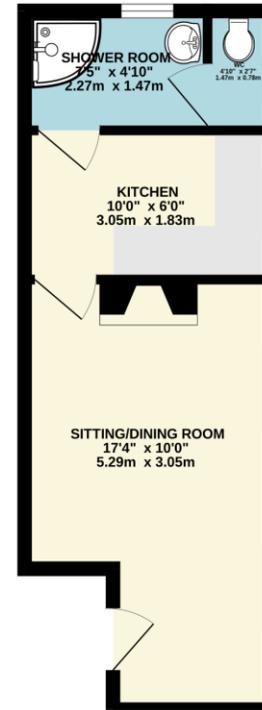
TENURE: Leasehold - 199 years

Maintenance charges - to be set

DIRECTIONS: On entering Exmouth on the A376 follow the road to Exmouth train station / M&S roundabout. Take the first exit, then at the next roundabout take the second exit onto The Strand. The Strand becomes Rolle Street and the apartments can be found on the left hand side, on the upper floors next door to Palmers Funeral Care.

WHAT3WORDS: ///rinse.nail.vibes

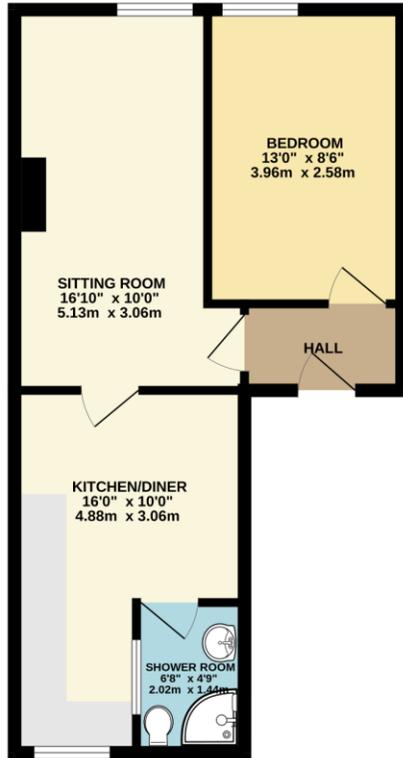
FIRST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



Flat 1 Floorplan



FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



Flat 2 Floorplan

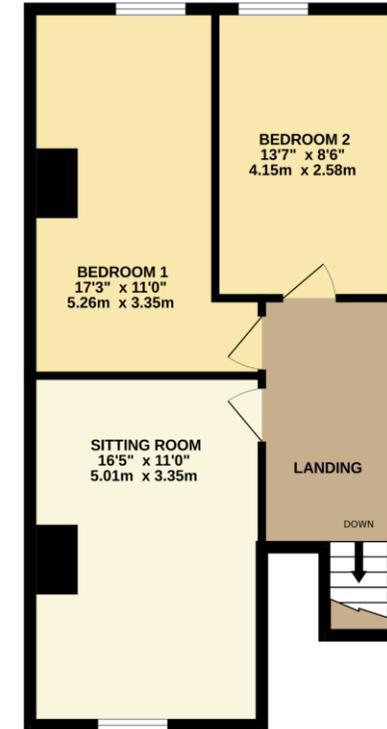
TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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SECOND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



Flat 3 Floorplan

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.
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Health and Safety Statement

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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.

