



£129,950

Flat 8, 123 Withycombe Village Road, Exmouth, Devon, EX8 3AE





Ground floor two-bedroom apartment with parking, offered for sale with no onward chain. This property presents an excellent opportunity for a first-time buyer or investor and forms part of a building comprising of just eight properties in total. Close to local amenities, schools and bus stops.

- **Spacious lounge with large window**
- **Fitted kitchen with washing machine plumbing and electric cooker**
- **Two good-sized bedrooms**
- **Bathroom with bath and electric shower**
- **Private parking space**
- **Shared gated entrance and small enclosed seating area**
- **Close to Phear Park with café for walks and coffee**

DESCRIPTION: This well-presented ground floor two-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers, or investors. Forming part of a small building of just eight properties, it is ideally situated in a sought-after residential area, within walking distance of local shops, schools, Phear Park, and the town centre.

The property features a spacious lounge, fitted kitchen, two bedrooms, and a bathroom. Outside, it benefits from a private parking space and a small

enclosed area ideal for seating. The location provides excellent access to public transport and is within easy reach of Exmouth's seafront and amenities.

LOCATION: The property is situated on Withycombe Village Road, just a few minutes' walk from the leafy Phear Park, perfect for daily coffee at the café, dog walking, or enjoying outdoor activities such as tennis, boules, and mini golf. Nearby amenities include a bakery, pharmacy, hairdresser, and takeaway, making this a highly convenient and desirable location.

It is also within a short, level walk of schools, public houses, and regular bus services, with easy, level access to Exmouth town centre and the seafront. Exmouth town centre boasts a modern sports centre with an indoor swimming pool, an M&S Foodhall, and excellent transport links via both bus and rail, including direct connections to Exeter.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

uPVC ENTRANCE DOOR with two opaque glass panels leading to:-

LOUNGE 13' 6" (4.11m) x 10' 2" (3.10m)

Large double glazed window to the front with two top openings. Wall mounted electric radiator. Storage cupboard housing the hot water cylinder. Space for fridge/freezer. Opening through to:-

KITCHEN 6' 10" (2.08m) x 5' 7" (1.70m)

Range of light oak coloured base and wall cabinets with stainless steel handles. Laminate worktop surface. Half height tiled walls. Plumbing for washing machine. Electric cooker. Stainless steel sink with drainer and stainless steel swan neck tap. Skylight.

BEDROOM 1 10' 1" (3.07m) x 9' 7" (2.92m)

Large double glazed window to the front with top opening. Electric radiator.

BEDROOM 2 9' (2.74m) x 5' 8" (1.73m)

Large double glazed window to the rear with top opening. Electric radiator.

BATHROOM 6' 4" (1.93m) x 5' 7" (1.70m)

White suite comprising:- low level W.C. with enclosed flush. Bath with full height tiled walls and electric Mira Sport shower over. Glass screen. Pedestal wash hand basin with tiled splashback. Tiled floor. Extractor fan.

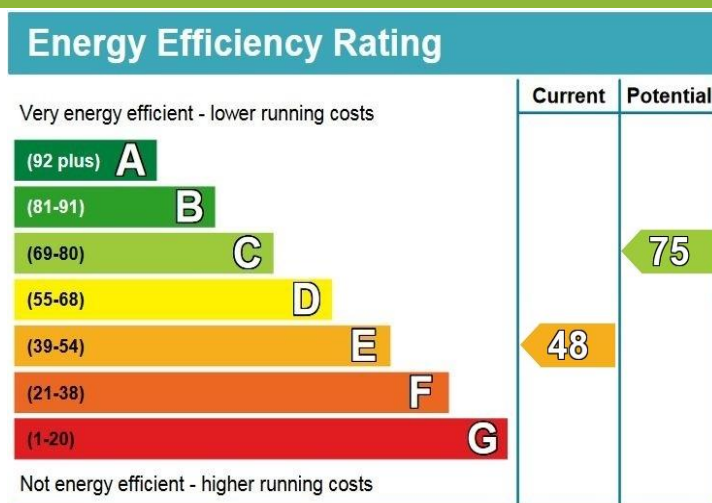
OUTSIDE

Pillared entrance with gates leading on to a shared parking area. Wooden gate. Step down to the front door. Outside light. Raised area ideal for a table and chairs, enclosed by panel wood fencing.

PARKING

The property benefits from a parking space directly opposite.

LEASE LENGTH: 125 Years from 1990.



FREEHOLDER: Danesdale Land Limited

MAINTENANCE/SERVICE CHARGES: The service charge is currently £596.63 payable half-yearly, which equates to £1193.26 per annum.

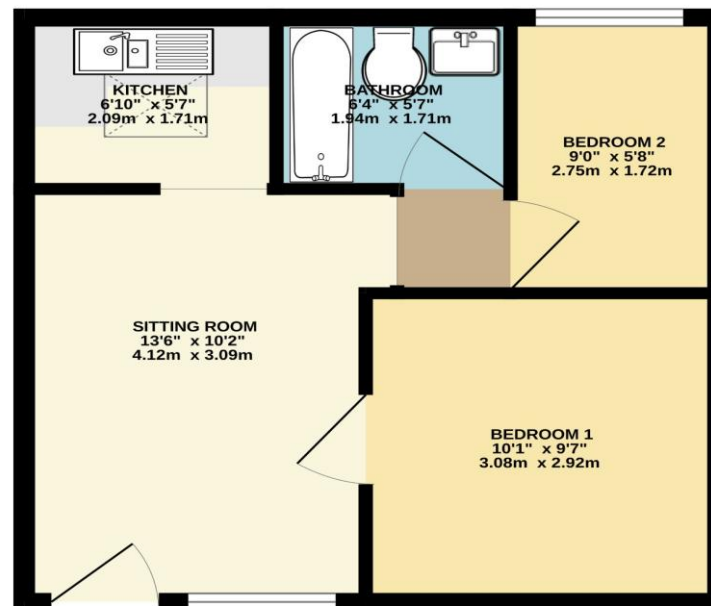
In addition to the service charge, there is also a "Long Leaseholders" rent of £30 payable twice a year in June and December

COUNCIL TAX BAND: A

DIRECTIONS

From the town centre, head out onto the Exeter Road and take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along this road where the property will be found on the left hand side.

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 361 sq.ft. (33.5 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.

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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.