



Guide Price £149,950  
Flat 3, 37 North Street, Exmouth, Devon, EX8 1JZ





**A spacious second floor flat in a characterful Grade 11 Listed building in the town centre. The property has a car parking space and is convenient for local amenities including the train station as well as the seafront.**

- Generous size living room & dining area
- Modern kitchen with a built-in oven and hob
- Two well-proportioned bedrooms
- Shower room/w.c.
- Gas central heating
- Car parking space
- Shared freehold
- No Chain
- EPC = D
- Council tax = A

#### **Worth viewing because...**

An opportunity to purchase a well presented second floor flat with a car parking space being sold with a share of the freehold and no onward chain. The flat has recently been redecorated throughout, and the carpets have been cleaned.

#### **In more detail...**

Located on the second floor at the top of the building this flat has a front door leading to a reception hall which provides access to all the rooms. The living room and dining area is a generous size with a large rear aspect window. There is also a modern kitchen with a built-in hob and fan assisted electric oven, two well proportioned bedrooms and a shower room/w.c. Other features include gas central heating supplied by an energy efficient condensing combination boiler located in the roof space, car parking space and a share of the freehold.

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

It would be hard to imagine a more convenient location than this in the town centre and close to the train station and seafront. The flat is held on a 199-year lease from 2001 and owns a share of the freehold. This property has been realistically priced for a quick sale and is offered for sale with no onward chain.

### The coastal town of Exmouth...

The property is in the town centre and is convenient to the seafront with all local amenities close by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.....

### Directional note...

Leave the town centre along Exeter Road and turn right just past the library onto North Street. This property will then be found towards the top of the road opposite the police station on the left-hand side.

**What3words** rugs.drips.clean

### Room sizes...

Living Room & Dining Area: 4.55 (14'11") x 3.77 (12'4")

Kitchen: 2.38 (7'10") x 2.10 (6'11")

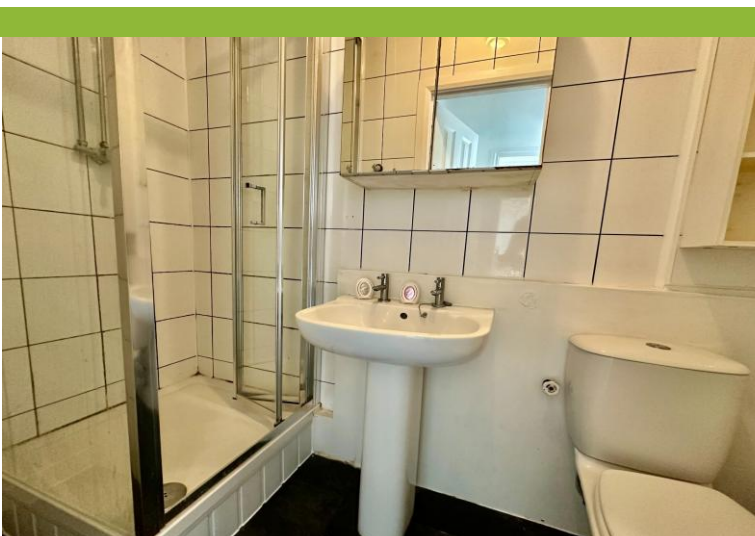
Bedroom 1: 4.75 (15'7") x 2.24 (7'4")

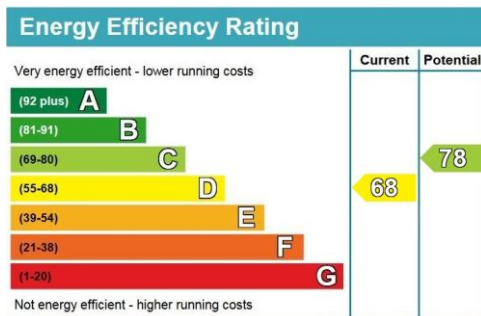
Bedroom 2: 3.50 (11'6") x 2.17 (7'1")

Shower Room/w.c: 2.24 (7'4") x 1.04 (3'5")

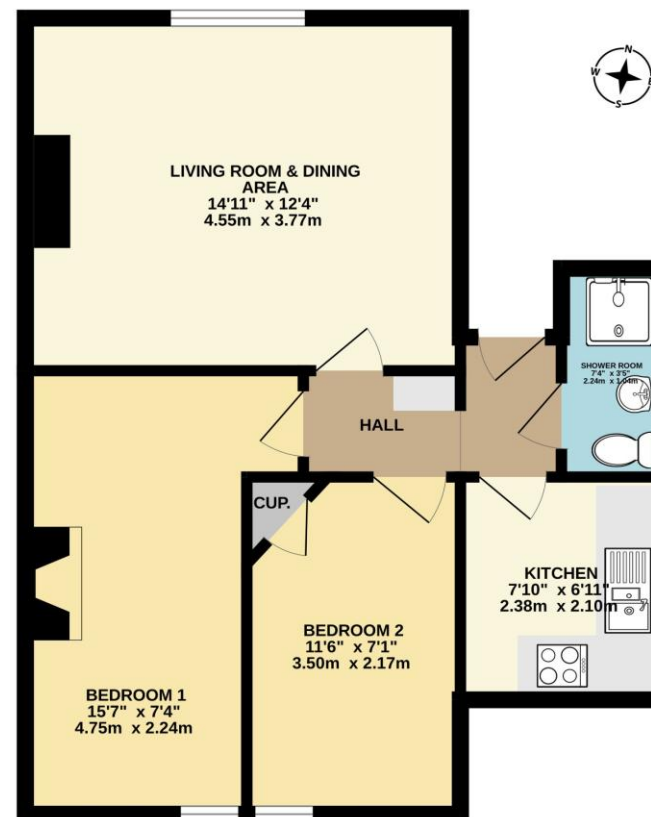
**Tenure & Outgoings** – Shared freehold. The flat is held on a 199-year lease dated from 24th June 2001. Service charge = £100 per month including building insurance.

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





SECOND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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.