



£189,950
Flat 4, The Strand, Exmouth, Devon, EX8 1AB



Beautifully presented first-floor flat split over two levels in the heart of the town centre and within a short stroll of the seafront.

- **Bright lounge with bay window**
- **Contemporary kitchen/diner with integrated appliances**
- **2 Generous bedrooms**
- **Modern shower room**
- **Double-glazed windows throughout**
- **Good-sized storage cupboard with plumbing**
- **No onward chain – ready to move in**
- **Parking available close-by via a permit from East Devon District Council**

DESCRIPTION: This beautifully presented 2-bedroom property is perfectly situated in the heart of the town centre and within a short stroll from the seafront. Offering the best of modern living with convenience right on your doorstep.

Inside, you'll find a bright and spacious open-plan living area, finished with contemporary décor and large windows that flood the space with natural light. The modern kitchen comes fully fitted with units, integrated appliances, making it both functional and stylish.

Both bedrooms are generously sized – the master bedroom has a calm contemporary feel, while the second bedroom is perfect as a guest room, home office, or additional living space. The bathroom is finished to a high standard with a clean, modern design.

LOCATION : The property is located within the town centre of Exmouth Short Walk to train and bus links, shops, and restaurants with the beachfront just 10 minutes away.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR: Communal entrance with stairs to first floor and access to own good size **STORAGE CUPBOARD** with plumbing.

FIRST FLOOR:

Private front door giving access to the split-level reception hall. Lower landing level gives access to master bedroom and shower room / WC. Upper level leading to lounge, kitchen and second bedroom.

SITTING ROOM: 19' 5" (5.79m) x 12' 5" (3.78m):

A large bright, and elegant room with UPVC double glazed bay window overlooking the front aspect and further UPVC double glazed window also to the front aspect - both enjoying views towards The Strand Gardens. Feature fireplace housing pebble effect electric fire. Coved ceiling. Night storage heater. Opening through to...

KITCHEN/DINING ROOM: 15' 5" (4.70m) x 5' 9" (1.75m):

Beautifully fitted with modern kitchen units comprising wood effect work surfaces with inset stainless steel single drainer sink unit with mixer tap over. Built-in oven with cupboards and drawers under. Inset four-ring halogen hob and stainless steel chimney style extractor hood over. Matching cupboards over. Attractive tiled surrounds. Ceiling extractor fan. Downlighters. Coved ceiling. UPVC double glazed window to front with views over The Strand Gardens.

BEDROOM 1: 12' 10" (3.91m) x 12' 7" (3.84m):

UPVC double glazed window to rear. Night storage heater. Light dimmer switch.

BEDROOM 2: 12' 8" (3.86m) x 8' 7" (2.62m):

UPVC double glazed window to the rear Night storage heater. Light dimmer switch.

SHOWER ROOM:

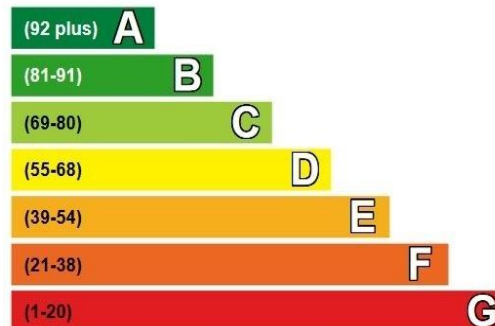
Modern white suite comprising a large attractive tiled shower cubicle with Mira shower unit. Curved shower splash screen doors. Pedestal wash hand basin with chrome mixer tap with fitted mirror over. Low-level WC with push button flush. Beautifully tiled walls with matching tiled flooring. Chrome heated towel rail. Downlighters. Extractor fan. UPVC double glazed patterned glass window.

OUTSIDE: Although this apartment does not have its own outside space, it enjoys an enviable position overlooking the historic Strand Gardens in the heart of Exmouth. From the front windows, you can take in the beautifully maintained green space, with pedestrianised areas, vibrant flower beds, and the Grade II listed war memorial. The location offers the perfect blend of convenience and charm, with cafés, restaurants, shops, and the seafront just a short stroll away, allowing you to enjoy the atmosphere of the gardens right on your doorstep.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
53	74

FIRST FLOOR
732 sq.ft. (68.0 sq.m.) approx.

WHAT3WORDS: ///civil.bank.seated

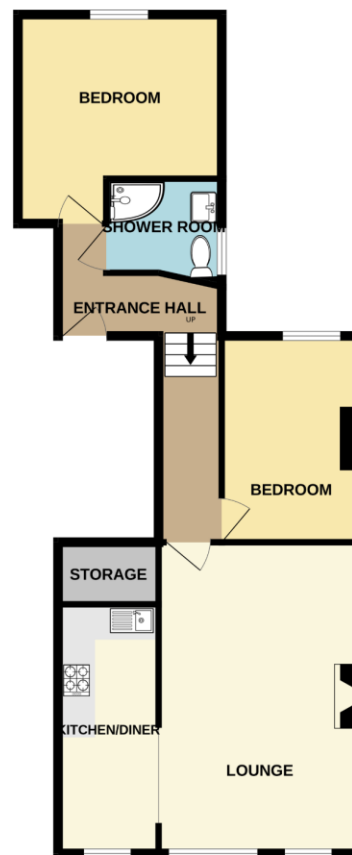
DIRECTIONS: On entering Exmouth from Exeter on the A376, head towards the town centre. At the roundabout adjacent to M&S, take the left exit onto the mini-roundabout, follow the road around and the property can be found on the right hand side.

TENURE: Leasehold. 82 years. To be sold with an extended lease.

MAINTENANCE: £330.00 per 1/4 to include buildings insurance.

COUNCIL TAX: Band B

PARKING: Parking is available nearby through East Devon District Council at a yearly cost of £130.00



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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.

Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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.

