



£189,950  
Flat 3, 17 Morton Road, Exmouth, Devon, EX8 1AZ





**Top Floor Flat in prime location within a short walk to the town and seafront.**

**Sitting Room. Kitchen/Breakfast Room.  
2 Double Bedrooms. Modern Bathroom.  
Share of Freehold.  
No Chain.**

**DESCRIPTION:** A well-presented top floor flat, ideally situated within walking distance of Exmouth seafront, the town centre, marina, and train station. This bright and spacious property comprises two double bedrooms, a modern kitchen, and a contemporary bathroom. The flat benefits from a large loft space, perfect for storage or potential conversion (subject to planning). Set in a building of just three flats, it offers a share of the freehold and a long lease. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers or investors seeking a convenient coastal location.

**SITUATION:** The property is situated in a fantastic location adjacent to Exmouth beach, just a 3 minute walk to Exmouth Marina and a 5 minute walk to the town centre. 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:**

Communal entrance door leading to...

**COMMUNAL HALLWAY:** Stairs leading up to the first floor. Private entrance door to entrance landing. Stairs then lead upto the...

**SECOND FLOOR:** Double glazed opaque window to side. Radiator. Large built-in cupboard. Hatch to roof. Doors leading off to...

**SITTING ROOM:**

13' 5" (4.09m) x 13' 4" (4.06m):

Two double glazed windows to front. Radiator. Laminate wood flooring.

**KITCHEN/BREAKFAST ROOM:**

11' 10" (3.61m) x 11' 1" (3.38m):

Stone effect worktop surfaces in tiled splashback. Inset stainless steel sink with drainer and mixer tap. Four ring gas hob. Built-in oven. Space for washing machine and dishwasher. Fitted cupboards and matching wall mounted cupboards. Stainless steel cooker hood with under lighting. Breakfast bar. Wall mounted gas fired combi boiler. Space for American style fridge freezer. Radiator. Double glazed window to side. Double glazed window and door to rear.

### BEDROOM 1:

13' 4" (4.06m) x 13' 2" (4.01m):

Double glazed window to rear. Radiator. Laminate wood flooring.

### BEDROOM 2:

13' 5" (4.09m) x 6' 10" (2.08m):

Double glazed window to front. Radiator. Laminate wood flooring.

**BATHROOM:**

7' 2" (2.18m) x 5' 9" (1.75m):

White suite comprising P-shaped bath in full cut stone tiled surround with built-in twin headed shower with glass screen. Low level WC. Circular wash hand basin in tiled splashback with mixer tap with cupboard under. Stone cut tiled floor. Opaque double glazed window to side. Chrome rung radiator.



**Awaiting Image**



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Awaiting Image**

**DIRECTIONS:** On entering Exmouth from Exeter on the A376, head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then first right into Victoria Road. Carry on along the road and Morton Rd can be found on the next left.

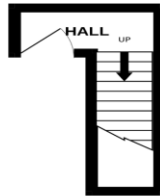
**WHAT3WORDS:** ///strength.lashed.broached

**TENURE:** Leasehold with 1/3 share of Freehold.  
977 years left on the lease.

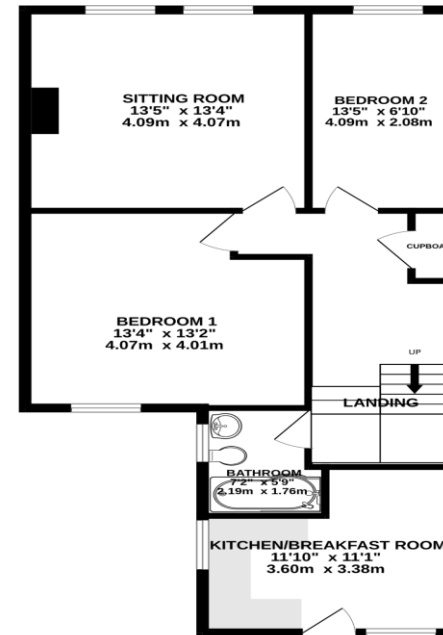
**COUNCIL TAX :** Band B

**CHARGES:** No service charge is currently being paid. Costs are split between the 3 flats as they all share the freehold. Buildings Insurance is split three ways and cost approximately £300.00 per annum.

FIRST FLOOR  
90 sq.ft. (8.3 sq.m.) approx.



2ND FLOOR  
709 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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.