



£460,000

Flats 6 and 7, 37 The Strand, Exmouth, EX8 1AQ



01395 265530



Rare opportunity to purchase two very well presented 2 bedroom maisonettes, located in the heart of the town centre and within a short stroll of the seafront. Carport parking available by separate negotiation. Currently successfully operated as short term holiday lets.

Each Maisonette Comprises:-

- **Spacious open-plan kitchen/sitting room with bay window**
- **Modern fitted kitchens with integrated oven, hob and extractor**
 - **2 Double Bedrooms**
 - **Modern Bathrooms**
 - **Phone Entry System**
- **Double Glazing & Gas Central Heating**
- **Carport Parking available beneath the properties - by separate negotiation**
- **Successfully operated as short-term holiday lets (income figures available)**
 - **No Onward Chain**

DESCRIPTION: Two very well presented and neutrally decorated two bedroom maisonettes, ideally positioned in the very heart of Exmouth town centre. Arranged over the first and second floors, the accommodation includes bright and spacious open-plan kitchen/sitting rooms with bay windows, modern fitted kitchens, each property has two well-proportioned double bedrooms and modern white bathroom suites. The properties have been successfully operated as a short-term holiday lets in recent years, with income figures available to demonstrate a typical return on investment, making it an attractive option for investors or those seeking a seaside bolt-hole.

LOCATION : The properties are located within the town centre of Exmouth, just a short walk to the train and bus links and the beachfront just a 10 minute walk 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. Additionally, Manor Gardens is located directly opposite the apartment, providing an attractive green open space ideal for relaxation or enjoying a coffee from the well-regarded Bumble and Bee café.

The accommodation for each property comprises
(all measurements are approximate):-

GROUND FLOOR Communal entrance serving both maisonettes with staircase rising to...

FIRST FLOOR Private front door to...

RECEPTION HALL: Staircase rising to second floor. Door to...

OPEN-PLAN KITCHEN/SITTING ROOM: Double glazed square bay window overlooking the front aspect. A bright spacious room comprising...

KITCHEN AREA: Fitted with wood-effect worktops and matching splashbacks. Inset single drainer sink unit with mixer tap and glass splashback. A range of cupboards and drawer units, with plumbing for washing machine beneath the work surfaces. Inset four-ring hob with glass splashback and chimney-style extractor hood over with light, and built-in oven below. Matching wall-mounted cupboards. Space for fridge freezer. Radiator.

SITTING AREA: Radiator. Door entry phone.

SECOND FLOOR

LANDING AREA: Access to storage cupboard. Doors to...

BEDROOM 1: Double glazed sash style window to front aspect. Radiator.

BEDROOM 2: Another spacious double bedroom with double glazed sash style window to front aspect. Single cupboard. Radiator.

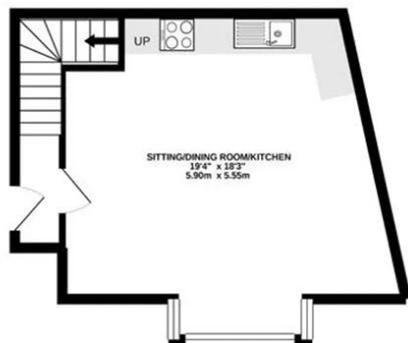
BATHROOM/WC:

White suite comprising bath with shower attachment, shower splash screen and tiling to splash prone areas. Pedestal wash hand basin with tiled splashback. Low level WC. Chrome heated towel rail. Recessed ceiling led spotlighting. Extractor fan.

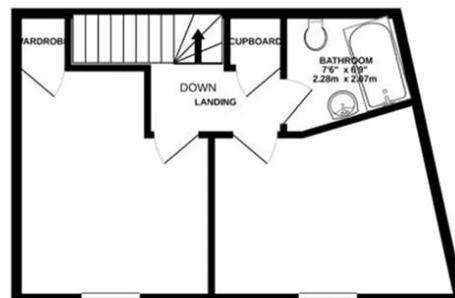


Flat 6

FIRST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



SECOND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



OUTSIDE: Parking is available within a carport located beneath the apartment building and may be acquired by separate negotiation.

TENURE: Share of Freehold

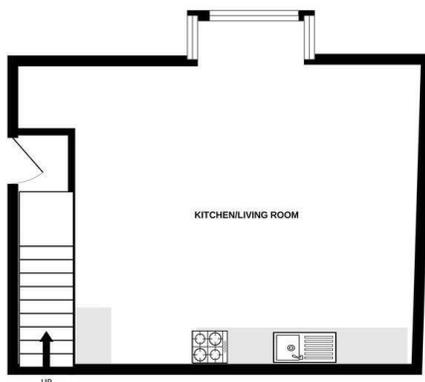
SERVICE & MAINTENANCE CHARGE:

Each property benefits from a 50% share of the Freehold. There is no fixed monthly maintenance charge; instead, costs are apportioned on an as-required basis, with quotations obtained for works when necessary and expenses shared between Flats 6 and 7.

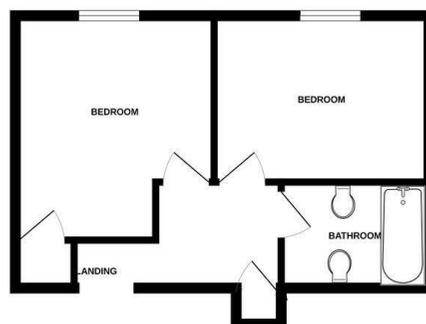
WHAT3WORDS: ///suffice.pulse.exchanges

Flat 7

FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



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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.

