



£275,000

24 Altamira, Topsham, Exeter, EX3 0AQ



01395 265530



**A well presented light and bright ground floor apartment with good gardens to the front and rear, located in this popular development within this sought after estuary town, walking distance of the town centre and conveniently placed for the city of Exeter, coast and excellent transport links.**

**Entrance Hall  
"L" Shaped Lounge/Dining Room  
Kitchen  
Two Double Bedrooms  
Bathroom  
Level Gardens To The Front And Rear  
Gas Central Heating  
uPVC Double Glazing  
Residents On Road Parking  
Strictly No Pets**

**THE ACCOMMODATION COMPRISES (all room sizes approximate):-**

**ENTRANCE HALL 6'4 (1.93m) x 6' (1.83m)**

uPVC double glazed front door. Meter cupboard. Six panelled inner door to:-

**LOUNGE/DINING ROOM DIVIDED AS:-**

**LOUNGE 16'4 (4.97m) x 11'10 (3.6m)**

A bright room with good size uPVC double glazed picture window with fitted blind and outlook to front garden. Period style gas woodburner set in attractive fireplace with slate hearth. Double radiator. Wide square opening to:-

**DINING ROOM 9'8 (2.94m) x 8' (2.44m)**

Radiator. Hatch to kitchen. uPVC double glazed door with side window to covered rear entrance/patio and the garden.

**KITCHEN 8'10 (2.69m) x 6'10 (2.08m)**

Good range of modern units having satin white facings with complimentary wood worktops and tiling comprising:- stainless steel sink unit set in expanse of worktop surface having cupboards, drawers, storage space and plumbing for washing machine under. Creda Hotpoint electric cooker. Range of wall cabinets. Space for fridge freezer. Baxi combi gas boiler supplying central heating and domestic hot water. uPVC double glazed window with outlook to rear garden.

**INNER HALL**

Radiator. Deep understair cupboard with shelving.

**BEDROOM 1 11'10 (3.6m) x 10'11 (3.32m)**

Wide uPVC double glazed window with outlook to front. Good range of fitted wardrobes/cupboards. Double radiator.

**BEDROOM 2 9' (2.74m) x 9'6 (2.89m) plus door entrance**

Double radiator. uPVC double glazed window with outlook to rear garden.

**BATHROOM 5'6 (1.68m) x 5'4 (1.62m)**

White suite comprising panelled bath with mixer tap/shower attachment. Pedestal wash basin. Low level concealed cistern W.C. with store compartment. Part tiled walls. uPVC double glazed window. Combination radiator/towel rail.

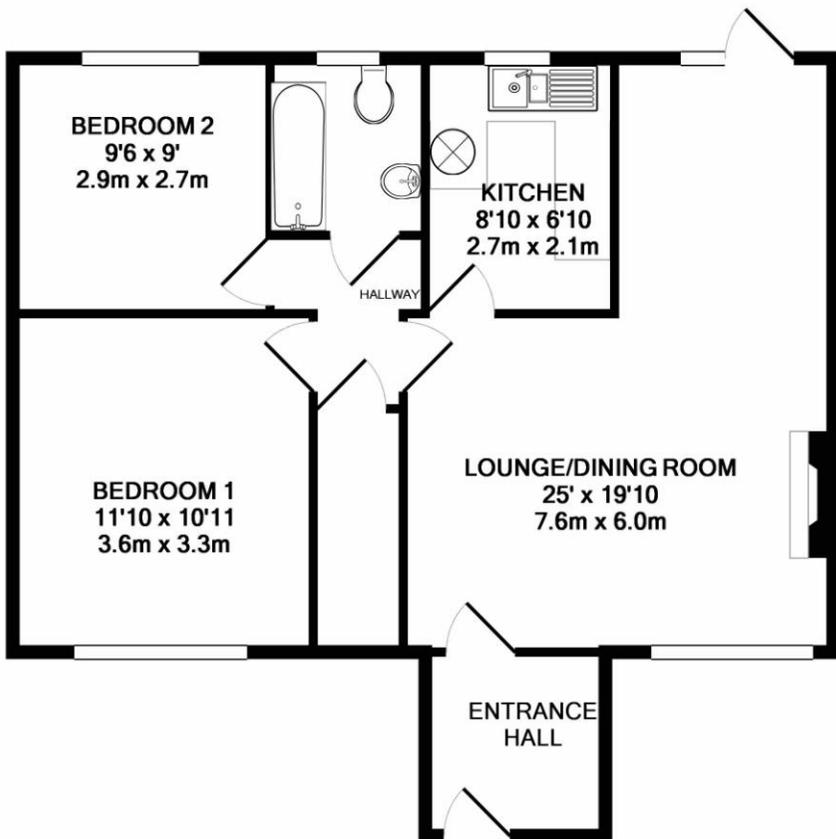
**OUTSIDE FRONT**

Lawned garden with path to front door.

**REAR GARDEN**

The rear garden measures approximately 30' (9.14m) x 30' (9.14m), is level and mainly laid to lawn with a range of mature planting including box hedge, Camellia. Water tap. Part covered paved patio. SHED 10' (3.05m) x 8' (2.44m) Good size. Double entrance doors. Side windows.

**RESIDENTS ON ROAD PERMIT PARKING**



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018

### DIRECTIONS

From Topsham town centre, follow Fore Street to the mini roundabout at the bottom. Go straight across into Monmouth Hill. At the top of the road turn left into Monmouth Street. Go right up through Monmouth Street, passing Monmouth Avenue on the left. Altamira is the next turning on the left and the property will be found at the bottom in the middle.

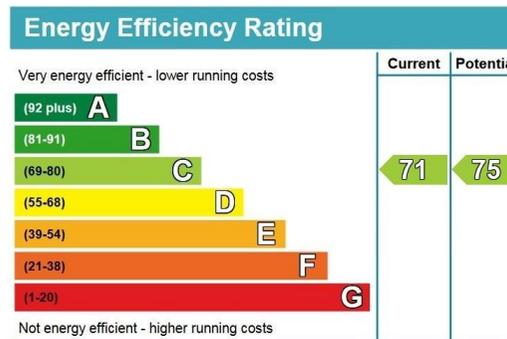
### COUNCIL TAX BAND B

**SERVICE CHARGE** - Approximately £600 per annum

**GROUND RENT** - Approximately £50 per annum

**LEASE** - 125 years from June 1988

**STRICTLY NO PETS**



Telephone: 01395 265530

Email: [exmouth@hallandscott.co.uk](mailto:exmouth@hallandscott.co.uk)

Website: [www.hallandscott.co.uk](http://www.hallandscott.co.uk)

Address: Unit 2, Pierhead, Exmouth, 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.

