



Guide Price £239,995

7 Alston Terrace, Exmouth, Devon, EX8 1BH



A beautifully presented individual, purpose-built first & second floor maisonette, in a great location, only a short walk from the seafront and town centre.

- A perfect permanent, investment or lock up and leave holiday home
- Being sold with chattels, deed of variation and direct Facebook account as Beachcomber Apartment
- Private entrance, garage available nearby to rent
- Open plan living/dining/modern kitchen.
- Two bedrooms Master Bedrooms with seafront views.
- Well appointed Shower room/w.c.
- Gas central heating & UPVC double glazing
- Private Balcony garden
- No onward Chain

Worth viewing because...

This is an excellent opportunity to buy a ready-to-go permanent or investment property to rent out complete with chattels, deed of variation and direct Facebook account marketed as Beachcomber Apartment. Sought after location close to the seafront and town centre.

Looking for your next holiday home, investment, or first buyers' property, this lock up and leave is the ideal getaway. Look no further, this beautifully nautical themed two-bedroom maisonette is located just 50 steps from Exmouth beach, and Mamhead Slipway, with Exmouth Marina just a five-minute walk away, Beachcomber Holiday Apartment, Alston Terrace, £239,995 (**Fully equipped with chattels negotiable around £10,000 - NO stamp is paid on the chattels**)

Features:

Open-plan living/dining/kitchen with natural light and sea views, from the bay window

2 Bedrooms – Master with seafront views, the bed configuration can be switched from two 3' singles to one Super King size

Modern Shower room with W.C.

Private "Tiki Bar Style" Balcony Garden – Perfect for al fresco dining or lounging in the sun!

Gas central heating & UPVC double glazing

Garage next door for rent (perfect for storing beach gear!)

Direct access to water sports, bike hire, and Exmouth beach just 50 steps walk

away!

Bonus! Being sold with chattels, deed of variation, and even a Facebook account already set up as Beachcomber Apartment for easy promotion. Perfect for an investment property or a stylish lock-up-and-leave holiday spot.

Just a 5-8 minute walk to Exmouth train station and town centre.

Ready to move in with NO onward chain – don't miss out on this perfect seaside retreat!

Contact us today to schedule a viewing **01395 265530** or
exmouth@hallandscott.co.uk

The coastal town of Exmouth...

Beachcomber holiday apartment can boast of the following hospitality venues and attractions sited along Exmouth's 2 miles of sandy beach, and within walking distance - The Grove Pub, Rockfish, The Beach Pub, River Exe Café ferry, seashells ice cream and Gifts, Mariners Dockside Café, Land & Sea Bar & Grill, Stuart Line Cruises, Exewake, Sail Exmouth, Shandie 3 Charter Fishing, Starcross Ferry, Exeplorer Water Taxis, Exmouth Marina, Exe Sailing Club, Reflexetions Beauty, 365 Physio, Cameron Jones Financial Management, Fish on the Quay, Exmouth SUP & Paddle Club, Exmouth Powerboat & Ski Club, Exmouth Rowing Club, Exe Kite Club, Orcombe Point SUP Club, The Bath House, The Beach Shop,

Octagon restaurant, Exmouth Pavilion, Ocean-ten pin bowling, Seafront Adventure Park, Hangtime Café, Edge Water Sports, Exmouth ice-creams, Harbour Café, Budeon's Mini Supermarket, Exmouth RNLI, Exmouth RNLI Shop, Exmouth Beach Rescue, Bumble & Sea, EX8 1AR Deli St Andrews Road and Bar Buoy Cocktails.

Bear in mind...

Set over two floors, this end apartment currently benefits from the rental of a garage, for guest's personal water sports and bike equipment storage, plus parking for one vehicle. This garage is located just next door to the apartment. The apartment is also in a residents parking area with permits available to purchase from the council..We understand from our clients that the owner of the garage would be happy to continue with this rental agreement. The garage is in the Templeton Court block, right next door. No 11 garage is in the corner. The current rent is £125.00 per month although this may increase in the future. We understand from our clients that for the time being the owner of the garage is agreeable to renting it to the new owner although this cannot be guaranteed in the future. Also with the apartment you are entitled to apply for the EDDC holiday let car parking which provides parking in any Exmouth long stay car park. Costs £108.00 for 6 months and is transferable.



Directional note...

From the town centre walk up High Street and at the roundabout follow the road around to the right onto Chapel Hill. After passing the traffic lights and the Town Hall follow the road around to the left which then becomes St Andrews Road. Continue straight over at the crossroads and this property can be found on the left-hand side towards the seafront end of the road.

Room sizes...

OPEN PLAN KITCHEN/LIVING/DINING AREA: 14' 10" x 12' 3" (4.52m x 3.73m) narrowing to 9' 2" (2.79m).

BEDROOM ONE: 17' 0" x 9' 1" (5.18m x 2.77m) maximum overall measurement into wall recesses.

BEDROOM TWO: 10' 5" x 7' 11" (3.18m x 2.41m).

Services – All mains' services are connected.

Tenure & outgoings - The lease is 999 years from 29.9.2010 with 974 years remaining. There is a Deed of Variation to allow holiday letting. All owners are registered with Companies House as Directors of Templeton Exmouth Ltd, with equal shares of the Freehold, The maisonette currently pays £45.00 per month towards the communal maintenance, to cover window cleaning, and property insurance, if holiday letting a top up payment is required of around £68.00 per annum (two out of the four Apartments have been holiday lets), The excess money from the monthly maintenance goes into a contingency account for the updating of the cedar treatment panelling, which will be restored in the future.

FLOOR PLAN:



TOTAL FLOOR AREA - 521 sq.ft. (48.4 sq.m.) APPROX
Whilst every attempt has been made to ensure the accuracy of the details 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
(92 plus)	A	
(81-81)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		

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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.