





## Flat 2, 117 Salterton Road, Exmouth, EX8 2NJ

Offers Over £170,000

 1  1

Charming One Bedroom, Ground Floor Flat with South-facing Garden & parking space.

The property features its own private entrance via a welcoming porch, leading into a bright, airy interior with high ceilings that enhance the sense of space. The property boasts a generously sized sitting room, perfect for relaxing or entertaining, with large windows that fill the space with natural light. The south-facing garden is a real highlight – ideal for enjoying sunny days, with mature planting and room to unwind. Additional outbuildings provide versatile storage or potential for a workshop or studio space. It is within easy reach of local shops, cafes, and public transport links, making it a practical and desirable home or investment.

- Ground Floor
- South Facing Garden
- Allocated Parking
- Useful Vestibule
- Outbuildings
- Freehold Share





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ESTATE AGENTS

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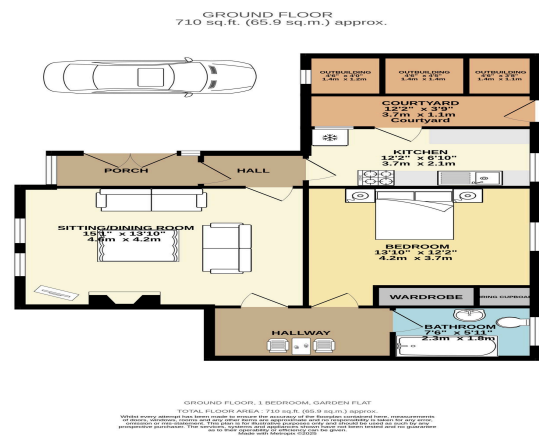
Floor Area: 710 sq. ft.

Tenure: Leasehold

Service Charge: £1200 per annum

Ground Rent: £0 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
	66	74
England & Wales		
EU Directive 2002/91/EC		



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