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1 Camperdown Terrace, Exmouth, EX8
1EJ

GUIDE PRICE
£625,000
TENURE Freehold



A Fantastic Investment Opportunity To Purchase A Substantial Freehold Residence Divided Into Six Flats, Ideally Located In A Short Distance From Exmouth Marina, Seafront And Town Centre

Three Two Bedroom Apartments * Three Studio Flats * To Be Sold With The Current Tenants In Situ * Parking Area To The Rear Of The Property
Contact Pennys For Further Information

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A substantial property divided into three two bedroom apartments and three studio flats. Each of the apartments and studio flats have separate electricity and water meters. Other features include double glazed windows, electric heating to each unit and fire alarm system. The property is excellently situated within close walking distance of the seafront, Marina and Exmouth town centre. There is nearby bus and railway links to the Cathedral City of Exeter.

THE ACCOMMODATION COMPRISES:

FLAT 1A – GROUND FLOOR FLAT – 61sq. metres. Entrance hallway, living room, bathroom, kitchen, dining area, two double bedrooms. EPC = E. Council Tax Band ‘A’.

FLAT 1B – GROUND FLOOR STUDIO – 18sq. metres. Including open-plan kitchen/living room, en-suite shower room/wc. EPC = E. Council Tax Band ‘A’.

FLAT 2A – FIRST FLOOR FLAT – 65sq. metres. Two double bedrooms, spacious living room, kitchen/diner, good size bathroom/wc. This flat is currently let with a car parking space. EPC = E. Council Tax Band ‘B’.

FLAT 2B – FIRST FLOOR STUDIO – 18sq. metres. Dual aspect studio with kitchenette, shower cubicle with extractor fan above, uPVC double glazed window to front aspect and additional double glazed window to side elevation. Cloakroom/WC on the first floor flat for Flat 2B use only. EPC = D. Council Tax Band ‘A’.

FLAT 3A – SECOND FLOOR FLAT – 72sq. metres. Two bedroom flat with living room, kitchen/diner, bathroom/wc. This flat is currently let with a parking space. EPC = D. Council Tax Band ‘A’.

FLAT 3B – SECOND FLOOR STUDIO – 20sq. metres. Kitchenette, tiled shower cubicle with extractor over, uPVC double glazed bay window to the front aspect and uPVC double glazed window to the side elevation. Cloakroom/WC on the second floor landing for use of Flat 3B only. EPC = D. Council Tax Band ‘A’.

OUTSIDE: Parking area to rear of the building.

FLOOR PLAN:



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. Made with Metropix ©2025