

Guide Price £250,000
47 & 49 Exeter Road, Exmouth, EX8 1PX



- Unique Investment Opportunity • 2 Town Centre Flats & Commercial Unit • Both Flats Have Gas CH & Double Glazing • Ground Floor Flat: Living Rm, Kitchen, Sun Room, Bedroom, Shower Rm
- First Floor: Living Rm, Kitchen, 3 Beds, Bathroom • Small Rear Courtyard With Store & Parking
- Lock - Up Commercial Unit / Shop • **Auction End Date 12 Noon Thursday 15th August 2024**



Accommodation

Ground Floor

Communal front entrance door leading to:

Communal Porch

High level electric and gas meter. Coved ceiling. Door leading to:

Communal Hallway

Own entrance doors leading to either flat

Ground Floor Flat

Entrance Hall

Under stairs storage cupboard. Electric fuse box. Door leading to:

Living Room 14'7" (4.45m) x 10'11" (3.33m)

Fireplace feature. Radiator. TV point. Coved ceiling. Door leading to bedroom and open to:

Kitchen 14'7" (4.45m) x 5'10" (1.78m)

Sky light. Storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob and electric oven below and filter hood above. Space and plumbing for washing machine. Space under work top for appliance. Radiator. Open to:

Sun Room 8'9" (2.67m) x 6'3" (1.91m)

uPVC double glazed external doors to rear Courtyard. Glass roof. Radiator.

Bedroom 11'7" (3.53m) x 9'11" (3.02m)

Window to side. Range of fitted wardrobes. Radiator. Coved ceiling. Door leading to:

Shower Room

Obscure glazed window to rear. Coloured suite of shower cubicle with electric shower unit and splash screen door, tiled to ceiling height, low level WC and pedestal wash hand basin. Extractor fan. Shaver light and socket. Radiator.

First Floor Flat

Landing

Access to loft storage space. Smoke alarm. Doors to:

Living Room 17'1" (5.21m) Into Bay x 10'7" (3.23m)

Walk - in bay window to front. Radiator. Telephone point. Ornate coving.

Bedroom 1 13'9" (4.19m) x 10'7" (3.23m)

Window to rear. Built - in double wardrobe. Pedestal wash hand basin. Radiator.

Bedroom 3 9'8" (2.95m) x 6'1" (1.85m)

Window to front. Radiator. Exposed floorboards. Ornate coving.

Half Landing

Window to side. Large walk - in storage cupboard. Doors leading to:

Kitchen 8'3" (2.51m) x 6'6" (1.98m)

Window to side. Stainless steel single sink and drainer unit. Cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. 4 ring gas hob with electric oven below. Space under work top for appliance. Wall mounted gas fired





combi boiler supplying the central heating and domestic hot water. Radiator. Fully tiled walls.

Bedroom 2 9'11" (3.02m) x 8'7" (2.62m)

Dual aspect having window to side and uPVC double glazed external door to rear leading to raised decking with fire escape down to Courtyard. Radiator. Pedestal wash hand basin.

Bathroom

Obscure glazed window to side. White suite comprising panelled bath with electric shower unit over, tiled to ceiling height, low level WC and pedestal wash hand basin. Radiator. Shaver light and socket. Access to loft space.

Externally

Small Courtyard to rear of the 2 flats. Open to a double width storage area with double opening roll up and over door to front. Service lane provides vehicular access, off Church Road, to park within the rear Courtyard

Commercial Unit

Known as 47 Exeter Road, consisting of the shop front / commercial area with a store room, kitchen and cloakroom to the rear

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band A for Ground Floor Flat & Council Tax Band B for First Floor Flat

Agents Note

These are draft particulars and are awaiting vendors verification

Purchasing Via On-Line Auction

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

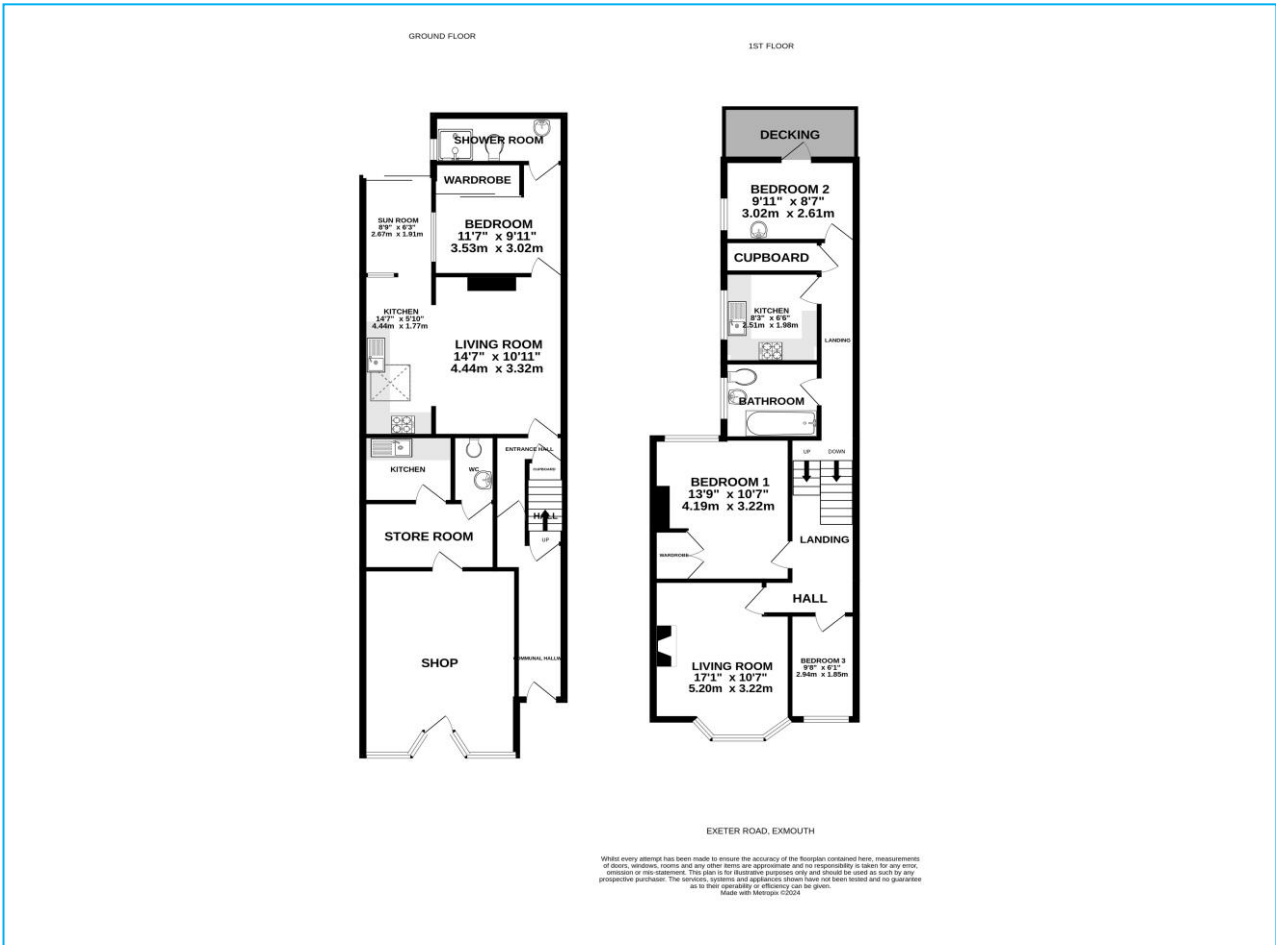
AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

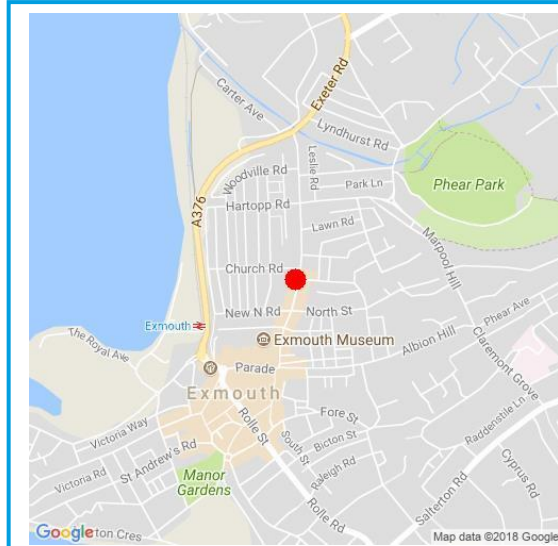




Directions

From our prominent Town Centre office, on foot, walk through the Magnolia Shopping Centre onto Exeter Road and proceed out of town. The property will be found on the left hand side, opposite Danby Terrace, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-19)	
Not energy efficient - higher running costs	
69	74
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (1-10)	
B (11-20)	
C (21-30)	
D (31-40)	
E (41-50)	
F (51-60)	
G (61-70)	
Not environmentally friendly - higher CO ₂ emissions	
70	77
England & Wales EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.