

APARTMENT 5, 21 THE BEACON

Exmouth, Devon



AN IMPRESSIVE ONE BEDROOM APARTMENT, RECENTLY FINISHED TO AN EXCEPTION STANDARD THROUGHOUT

With accommodation arranged over three floors, lovely views over church and communal garden, located just off the seafront on The Beacon.

Summary of accommodation

Modern kitchen/breakfast room | First floor sitting room | Utility room | Double bedroom | Shower room

Distances: Exeter city centre 11.2 miles, Exmouth station 0.6 miles (Direct service to Exeter St.Davids)
M5 (Jct 30) 7.8 miles, Exeter Airport 10.2miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £250,000

SITUATION

The Beacon is a highly desirable address being raised above the town's famous esplanade with beautiful views out to sea and along the coast and yet within easy walking distance of the town centre and local restaurants. Originally a fine period house 21 The Beacon is an attractive Grade II listed property occupying one of the best positions on the Beacon. Divided into five apartments at some point in the past, the building and apartments have recently undergone a full renovation to a very high standard reflecting the pedigree and positioning of the site.

Exmouth is a traditional resort with a promenade, elegant Georgian architecture, and a bustling centre. There is a diverse selection of shops, places to eat and things to do. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. For keen walkers there is easy access nearby to many miles of coastal path starting at 'The Geoneedle' at Orcombe Point.

The Exe Estuary offers further exceptional walks and a cycle path leading to Lympstone and there is also a cycle path to Budleigh Salterton. The area also has a variety of water sports in addition to equestrian and golfing pursuits.

Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and excellent shopping and leisure facilities, including a modern precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

APARTMENT 5

Accessed via a secure intercom system with video entry, leading to a smart communal entrance hall, stairs descend to the communal garden and Apartment 5.



On this level, the kitchen that has been upgraded to a high standard with a solid woodwork top, range of gloss fronted kitchen units and a solid wood breakfast bar. There is a Bosch hob, built in oven and a large Samsung fridge/freezer with a separate storage cupboard.

Stairs rise to the first floor where there is a sitting room with views over the garden and on this floor is a utility room. Stairs rise again to the second floor where there is a double bedroom with built in wardrobe and a fully tiled shower room with low level WC, hand wash basin and a heated towel rail.

GARDEN AND GROUNDS

On the ground floor at the rear of the building accessed from the kitchen is a communal garden with private store.





PROPERTY INFORMATION

Tenure:Freehold (the property comes with one fifth of the freehold interest)

Services: Mains gas central heating and mains drainage.

Local Authority: East Devon District Council

Council Tax: Band B

Listing: Grade II listed

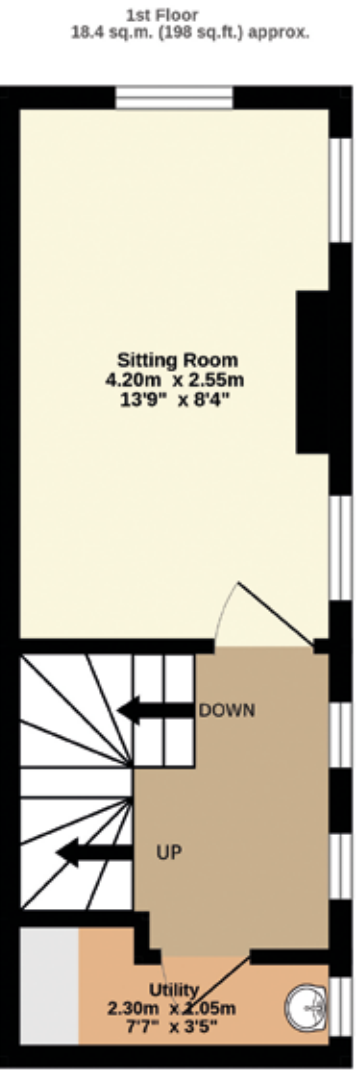
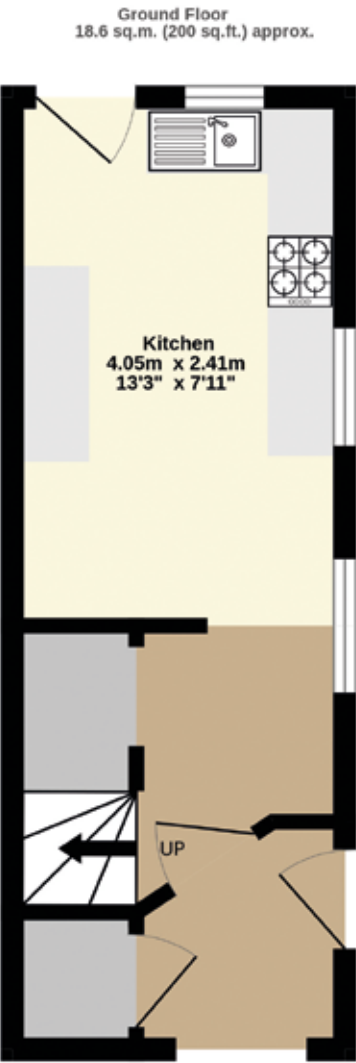
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- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
55.4 sq.m. (597 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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